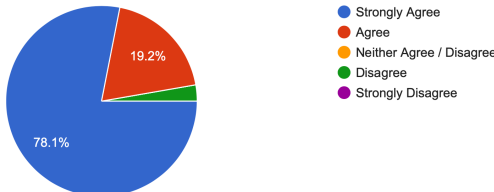


RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
<b>INTRODUCTION</b>			
1	Kent County Council	<p>Public Rights of Way (PRoW): As a general statement, the County Council is keen to ensure that its interests are represented with respect to its statutory duty to protect and improve PRoW in the county. It should be noted that PRoW is the generic term for Public Footpaths, Public Bridleways, Restricted Byways, and Byways Open to All Traffic.</p> <p>The County Council is committed to working in partnership with local and neighbouring authorities, councils and others to achieve the aims contained within the County Council Rights of Way Improvement Plan (ROWIP) (2018-2028) and 'Framing Kent's Future' strategy (2022-2026). The County Council intends for people to enjoy, amongst others, a high quality of life, with opportunities for an active and healthy lifestyle, improved environments for people and wildlife, and the availability of sustainable transport choices.</p> <p>The County Council notes that the draft Neighbourhood Plan makes no reference to the County Council ROWIP, which is a statutory strategic document. It is recommended that this document is referenced and given due consideration within the Neighbourhood Plan, as it will assist successful partnership working, deliver improvements to the PRoW network in the parish, and assist in the exploration of funding opportunities.</p> <p>The County Council is pleased to note that local residents value opportunities to access their local landscape. The Parish Council's Countryside Survey 2021 showed almost 50% of residents walk daily in the countryside and many comments noted the enjoyment of views from the parish's public paths. However, this survey also identified that residents are concerned with the amount of local vehicular traffic preventing them from enjoying walking in their local environment. Concerns were also raised with the low amount of cycling undertaken by residents (also recognised within the supporting Transport Evidence Report). The County Council therefore requests that the comments within this response are taken into consideration to ensure that the draft Neighbourhood Plan will assist in improving access for the benefit and enjoyment of existing and future residents.</p>	<p>The Plan includes specific reference to the ROWIP. The aims of the ROWIP are set out are set out in the reasoned justification of Policy FNP13, and mention is made that the use of PRoW can be limited by difficult-to-cross stiles and poor signposting. Project FP15 seeks to make improvements to PRoWs by replacing stiles with gates and ensuring adequate signage.</p> <p>Residents concerns around walking along the lanes stem from the lack of footways or verges along them, in addition to the volume of traffic.</p>

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2	Sevenoaks District Council	<p>Sevenoaks District Council (SDC) welcomes the opportunity to comment on the Regulation 14 Version of the Fawkham Neighbourhood Plan (FNP), prepared by the Neighbourhood Plan Steering Group on behalf of Fawkham Parish Council.</p> <p>Fawkham Parish is entirely washed over by the Metropolitan Green Belt (MGB) and includes the hamlet of Fawkham, as identified in the Sevenoaks District Settlement Hierarchy 2022. The Parish was designated as a Neighbourhood Area on 18 May 2021, following the application by Fawkham Parish Council (FPC).</p> <p><b>Contact between SDC and the Fawkham Neighbourhood Plan Steering Group</b></p> <p>SDC welcomes the ongoing contact between the Parish Council, Neighbourhood Plan Steering Group and the District Council. To date, we have been in contact informally regarding assistance with the Fawkham Neighbourhood Plan, in particular with mapping requests and technical advice.</p> <p>SDC also provided informal comments by email, ahead of the Regulation 14 consultation which consisted of non-technical suggestions. These are attached at Appendix A for completeness.</p> <p>In response to this Regulation 14 consultation, SDC would like to make the following comments:</p> <p><b>SDC Planning Policy</b></p> <p>The Parish Council are aware that the Neighbourhood Plan is required to be in general conformity with the strategic policies in the existing Local Plan. For Sevenoaks District, this consists of the Core Strategy (2011) and the Allocations and Development Management Plan (ADMP, 2015). The Regulation 14 version of the FNP broadly conforms with the strategic aims and policies of the District's existing policy framework.</p> <p>SDC are currently preparing a new Local Plan for Sevenoaks District, to cover the plan period up to 2040. It is suggested that the Neighbourhood Plan steering group are aware of the contents of the emerging Plan, and that the FNP should also reflect the strategic aims and policies included. This will ensure that the FNP avoids becoming outdated at the adoption of the emerging Local Plan.</p> <p>A second Regulation 18 consultation on the emerging Local Plan is scheduled for Autumn 2023, and a Regulation 19 in Spring 2024. SDC would encourage Fawkham Parish Council and the Neighbourhood Plan Steering Group to continue engaging with the emerging Local Plan process.</p>	<p>The Parish Council also note that there have been meetings with the District Council regarding Landscape Character, the Green Belt and Local Housing Need.</p> <p>Fawkham Parish Council and the Neighbourhood Plan Steering Group are aware of the contents of the emerging plan which have been made publicly available to date, and FPC commented on both Reg 18 consultations in 2023 and 2024. Fawkham Parish Council and the Neighbourhood Plan Steering Group intend to continue to fully engage with the emerging Local Plan process.</p>

RESPONSES TO THE REGULATION 14 CONSULTATION															
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>												
<b>VISION</b>															
	Questionnaire summary	<p>Question 1: Vision for Fawkham Our vision is for Fawkham Parish to retain and enhance the distinctive rural character of the landscape (partic... on the overall Vision for the Neighbourhood Plan?) 73 responses</p>  <table border="1"> <caption>Survey Results for Question 1: Vision for Fawkham</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>78.1%</td> </tr> <tr> <td>Agree</td> <td>19.2%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>1.7%</td> </tr> <tr> <td>Disagree</td> <td>0.8%</td> </tr> <tr> <td>Strongly Disagree</td> <td>0.2%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	78.1%	Agree	19.2%	Neither Agree / Disagree	1.7%	Disagree	0.8%	Strongly Disagree	0.2%	There is strong support for the Plan's Vision, with 78% strongly agreeing and 19% agreeing with it. Only 2 respondents disagreed with the Vision.
Response	Percentage														
Strongly Agree	78.1%														
Agree	19.2%														
Neither Agree / Disagree	1.7%														
Disagree	0.8%														
Strongly Disagree	0.2%														
3	Alun Evans	<p>I agree with retaining the rural characteristic of the village as a whole. I disagree with the points made about Baldwins Green Conservation area. The latter was a manufactured area thought up and implemented by a former resident (who had worked in SDC planning department) who wanted to stop other residents developing their properties. Ironically the resident completed his barn conversion first and then implemented the Conservation area. This area is designed not to cover any land owned by the local developer so we have seen proposals to put 25 houses on the edge of the area and a temporary dog training ring was erected on the land for approx 2 years. This means that the Conservation area is pointless. SDC agreed to review and maintain the area, to my knowledge no such activity has been undertaken. Given the lack of involvement / interest from SDC and the inadequate area covered by the Conservation zone I would argue that any Neighbourhood plan should end the protected status of the area or extend it to cover areas owned by the local developer.</p>	<p>The CA was designated by SDC in 1992.</p> <p>The Neighbourhood Plan has no powers to affect the removal of designated Conservation Areas. Separate legislation ( Planning (Listed Buildings and Conservation Areas) Act 1990) covers such matters.</p> <p>The vision workshop held with residents expressed a strong desire to maintain the CA.</p>												

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4	DHA on behalf of The Billings Group	<p>The plan lacks understanding of the districtwide planning context. There is not a 'limited' need for housing and there are significant issues that cross cut all parishes. The Sevenoaks 2021 Targeted Review of Local Housing Needs has been prepared to provide evidence for the new districtwide emerging Local Plan. The report states that based on the government's standard method, there is a minimum need for 714 dwellings each year across the district. There is an annual need for 423 affordable dwellings. In July 2019, Sevenoaks District Council published a Settlement Capacity Study (SCS), prepared by Troy Planning. This has subsequently been updated by a May 2022 Addendum that identifies potential for the delivery of approximately 1,000 new dwellings within the existing settlements over the next 15 years. These units are in addition to the Council's windfall allowance and those sites previously identified and accounted for through the emerging Local Plan. Finally, The DLUHC publish house price to income affordability ratios, which is the government's headline affordability indicator and is the ratio of lower quartile house prices to lower quartile earnings. It shows the relationship between the lowest incomes and the lowest house prices for each local authority area. It is an indicator calculated to show the possible financial implications for households trying to enter the housing market. The latest published figures for 2021 (annual) show that the affordability ratio for England is 8.04. The ratio for Kent is 11.07 and for Sevenoaks is 12.65 the highest rate in Kent. Having regard to this context, we would draw attention to para 009 Reference ID: 41-009-20190509 of the PPG that states 'Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development'. As outlined above, the emerging evidence base for the districtwide plan is clear that there is a huge affordability issue that cross cuts the entire district and all parishes have a role to play in seeking to help address such matters. Reliance on existing consents, most of which were opposed rather than supported by the Parish Council, does not represent a plan that will result in sustainable development.</p>	<p>The Neighbourhood Plan correctly states that local surveys have revealed only a limited need emanating from the Parish for additional housing.</p> <p>The Local Housing Need survey for Fawkham, which is up to date, showed a need for only 4 affordable houses within the Parish. In this regard, 10 affordable housing units are being included in the development of 26 dwellings permitted at Salts Farm depot, which exceeds the need in Fawkham.</p> <p>Fawkham is not classified as a settlement in the Core Strategy (Policy LO1 Distribution of Development or Policy LO7 Development in Rural Settlements) and the Allocations and Development Management Plan does not allocate a site for housing within the Parish. Nor does the draft Local Plan allocate a site having reviewed sites within the Parish through the SHELAA. The District Council is responsible for the calculation of housing need and distribution of housing development across the District. The District Council will necessarily be mindful of the need to distribute development to sustainable locations. The District Council's Settlement Hierarchy 2022 which will be used as evidence for the emerging Local Plan classifies Fawkham as a Hamlet with a very limited range of services and facilities, most of which are inaccessible by sustainable means of transport.</p> <p>The latest emerging Local Plan states: <i>'The Council's strategy is to meet development needs in sustainable locations.'</i> It also states: <i>'Development in and around these eight [higher tier] settlements is considered to be more sustainable than in other villages or hamlets across the District, since these higher tier settlements support a range of existing services and facilities. Therefore they are the focus for future development.'</i></p> <p>The evidence collated by the NP shows Fawkham is not a sustainable location for development, there is no strategic requirement for it to accommodate new housing allocations, there is only low level of local need and 59 dwellings already have consent.</p>

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5	Sevenoaks District Council	As mentioned in our informal comments pre-Consultation, suggestion to include the Objectives alongside the Vision for Fawkham Parish, so as to show how the Vision will be met.	Noted, however we have chosen to group the objectives with the relevant policy.

## OBJECTIVES

	Questionnaire summary	<p>Question 2: Objectives for our Neighbourhood Plan Environment - To protect and enhance the landscape qualities within the Parish - To conserve and enhance w... your view on the Objectives of the Neighbourhood Plan?</p> <table border="1"> <caption>Survey Results: Objectives for our Neighbourhood Plan</caption> <thead> <tr> <th>Objective</th> <th>Strongly Agree</th> <th>Agree</th> <th>Neither Agree / Disagree</th> <th>Disagree</th> <th>Strongly Disagree</th> </tr> </thead> <tbody> <tr> <td>Environment</td> <td>60</td> <td>10</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Housing</td> <td>45</td> <td>20</td> <td>2</td> <td>2</td> <td>1</td> </tr> <tr> <td>Local Economy</td> <td>48</td> <td>18</td> <td>2</td> <td>2</td> <td>1</td> </tr> <tr> <td>Leisure and Wellbeing</td> <td>60</td> <td>10</td> <td>2</td> <td>2</td> <td>1</td> </tr> <tr> <td>Local Infrastructure</td> <td>55</td> <td>15</td> <td>2</td> <td>2</td> <td>1</td> </tr> </tbody> </table> <p><i>Figures above are number of respondents</i></p>	Objective	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree	Environment	60	10	2	2	2	Housing	45	20	2	2	1	Local Economy	48	18	2	2	1	Leisure and Wellbeing	60	10	2	2	1	Local Infrastructure	55	15	2	2	1	<p>There is good support for all Objectives, with the majority of the respondents strongly agreeing with them.</p> <p>Very few respondents disagreed or strongly disagreed with the Objectives:</p>
Objective	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree																																		
Environment	60	10	2	2	2																																		
Housing	45	20	2	2	1																																		
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Leisure and Wellbeing	60	10	2	2	1																																		
Local Infrastructure	55	15	2	2	1																																		
6	Chris Young	Some of the local businesses have escalated and now make more noise, disturbance, and damage to the roads.	Noted. This issue should be monitored on a case by case basis and report to Planning Enforcement if required.																																				
7	Julian Blackman	Development within the village and as it is within the green belt, only existing building plots or brown field sites should be considered for development. Even then the housing should be low density and screening and other methods should be utilised so that nothing can change the look and views the village has.	Noted. The objectives of the Plan seek to achieve these aims.																																				
8	James Hollands	Housing - to also include development and change of use of existing buildings and sites for new housing or business premises.	Such development/change of use would come forward as future windfall planning applications and be assessed against the planning policies in place.																																				

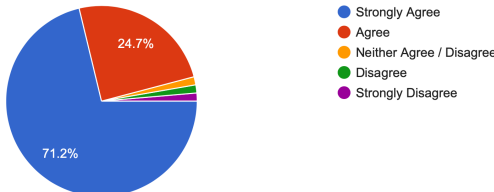
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10	Gary Hefferon	<p>I agree with the majority of these objectives with the possible exception of retaining the character of the rural lanes. Whilst not wishing to completely alter their character they are now unsuitable for modern living because the hedgerows have been allowed to overgrown onto the highway causing a dangerous situation for road users and walking pedestrians. The trimming of hedges by tractor based blades is now ineffective because the hedges had been allowed to thicken to the point where when cut mechanically in this way they leave protruding branches that are heavy and sharp. I would like to see a sympathetic thinning of the hedgerows such that the character is retained but reduced in width and then a routine mechanical trimming to ensure as they are cut no large branches are left protruding. I would also like to see the surface water issue addressed and if this means reporting more comprehensively to highways when there is an issue I believe it should be the responsible if the parish council and its residents to do this at every opportunity so the HW database better reflects the level of risk these events represent on Valley Road. I would like to see the road widened slightly in areas where it is particularly narrow and discrete kerbs installed. This will help prevent the erosion of road side banks that are being worn away dangerously by vehicles that pull in closely to pass one another. Tractors while native to the area must use these lanes of course but they appear to be primarily responsible for a great deal of the damage caused to the the unkerbed roads edges and banks as a result of the roads being too narrow when passing and the edges being unprotected.</p>	<p>Hedgerow management is the responsibility of the landowners in most cases</p> <p>The Parish Council regularly reports surface water issues to KCC and encourages residents to do so (a report link is available on FPC's website - this could be publicised).</p> <p>Even if the highway width allowed (which in most cases it would not), kerbs would urbanise what is essentially a single carriageway rural lane.</p>
11	Alun Evans	<p>I agree with the point about infrastructure, especially in the areas of health and secondary education, however given that most of the infrastructure falls with other district councils or Kent County Council I am not sure how much influence the Neighbourhood plan could have on it. The only way to increase would be for Fawkham to change its district council alignment to DBC rather than SDC.</p>	Noted

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12	Kirsty Patterson	Local infrastructure is not sufficient to meet the needs of current residents now. Meet this need first, before putting more pressure upon it. Developments never bear the full weight or cost of the pressure they place on public services and infrastructure. Our roads flood, there are no buses serving the village and the main Valley Road is often impassable due to flooding and debris, or potholes. There is also no continuous safe footpath to link residents with facilities and services like the secondary school, pharmacy, shops and train station at Longfield. Or to the school buses that leave from West Kingsdown. This isolates young people and restricts the job opportunities of those forced to drive their children to the buses, or to school and back – every school day. It adds to the pressure of cars on our roads and the wear and tear on them too. It also means the local hotel and pub have greater difficulty getting staff from outside the area, who more often rely on public transport. We need a bus route. Get us a hopper bus and a continuous footpath into the neighbourhood plan – clearly stated as part of the vision.	Noted.  Funding for infrastructure improvements comes from development.  It would be unlawful for a Neighbourhood Plan to include bus proposals or a paved footpath within the highway as this would not be a policy which relates to the development and use of land. A bus service is outside the scope of an N Plan, although it could be addressed as a project. In 2023, bus services were removed/reduced from the closest settlements. In response, a survey on bus services undertaken by DC Perry Cole, member for Hartley and Hodsoll Street, early in 2023 to support a bid for funding for a community bus service. Unfortunately, the bid proved unsuccessful. However, FPC remains in contact with Cllr Cole over possible future opportunities for bus services. <b>Add to Appendix 3 Project FP23: Opportunity - Continue to explore options for bus services; Further information - A survey on demand for bus services was conducted by DC Perry Cole, member for Hartley and Hodsoll Street, early in 2023 in response to the reduction/removal of services from local settlements. A bid for funding from KCC for a community bus service was made which proved unsuccessful. However, FPC remains in contact with Cllr Cole over possible future opportunities for bus services; Potential Partners: DC Perry Cole, local Parish Councils</b>
13	Lyndon Hollands	All the recent new housing seems to have been on the periphery of the parish but not in the Fawkham Green area. There could be some more limited development here for housing and perhaps a shop. There is certainly enough passing traffic through the village.	Noted. Regrettably the last shop closed some time ago. The Plan does not prevent the conversion of a ground floor of a building to serve the community.

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14	DHA on behalf of The Billings Group	<p>The plan lacks understanding of the districtwide planning context. There is not a 'limited' need for housing and there are significant issues that cross cut all parishes for reasons set out in full in response to question 1 (and so not repeated again). From an economic perspective, our client is amongst, if not the, largest employers in the parish yet there has been no dialogue or attempt to engage as part of the Neighbourhood Plan process. Given their status as major landowners and employers their involvement should have been integral to the development of the plan. Indeed, paragraph 018 Reference ID: 41-018-20140306 of the PPG clearly states: 'Membership of a designated neighbourhood forum must be open to those working in a neighbourhood area as they will have an interest in the future of an area and the direction that its growth should take'. Despite this advice, the NDP development team have not sought to engage with our client during the process. The proposed approach to maintaining the 'status quo' for existing employment sites is also of direct concern and shows a lack of understanding. The existing employment sites that are referenced are largely diversified former agricultural sites that are likely to face significant pressures within the emerging plan period. Indeed, the Government has set a target of lifting the minimum energy efficiency standards of commercial properties as part of its target for the UK to be net zero by 2050. The government proposes two 'compliance windows', the first being from 2025 to 2027. From 1 April 2025, all non-domestic rented buildings in the scope of the Minimum Energy Efficiency Standards (MEES) regulations would have to have a valid EPC, and if one had expired, a new one would have to be obtained. Given the nature of the existing sites, the prospects of securing EPC's are extremely limited given the lack of energy performance of such sites. Furthermore, the costs associated with upgrading the existing buildings are such that even if it is viable, the rental price rise would almost certainly mean that the existing tenants would be required to seek alternative provision elsewhere. Even if the sites could be modified to an acceptable standard, from 1 April 2027, the minimum required rating would rise to 'C' and from 1 April 2030, the minimum rating would rise to 'B'. Given these requirements, the long term future of such sites are going to be impacted when the Governments EPC requirements are introduced within the next 24 to 48 months. A more proactive approach is therefore needed. Finally, in respect of leisure provision, there is no reference to the sports provision provided by our clients who own and manage Corinthian Sports Club and Redlibbets Golf Club at significant cost. Given the absence of parish sports provision, the plan should go further and make specific reference to supporting development that will help ensure that these facilities remain viable.</p>	<p>See response to 4 above.</p> <p>The respondent appears to have a misunderstanding of the PPG on Neighbourhood Planning. In a designated neighbourhood area which contains all of the administrative area of a parish council, the parish council is responsible for neighbourhood planning. A designated neighbourhood forum is an organisation or group empowered to lead the neighbourhood planning process in a neighbourhood area where there is no town or parish council.</p> <p>Nevertheless, there has been wide publicity of the neighbourhood planning in the Parish:</p> <ul style="list-style-type: none"> <li>- The client is a family with a long term residency in the Parish, with several family members occupying a number of houses.</li> <li>- Two family members attended the first Neighbourhood Plan meeting the PC held on 3rd December 2020 when considering whether to prepare a Neighbourhood Plan, and were consequently involved at that stage.</li> <li>- Each family household will have received the three leaflets distributed to all houses in the Parish, which provided information about the Neighbourhood Plan. Each of these included a request for involvement in the Neighbourhood Plan process.</li> <li>- In addition, a number of surveys have been distributed to all houses, providing a further opportunity to become involved.</li> <li>- The Billings Group completed 7 surveys as part of the Business Survey undertaken in 2022.</li> </ul> <p>The Neighbourhood Plan approach is not to maintain the 'status quo' for existing employment sites. The objective is to retain and enable the regeneration of well located existing business sites.</p> <p>Please also see the response to comment 72 regarding MEES and the response the comment 83 regarding sports and leisure provision.</p>



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<b>ENVIRONMENT: Natural Environment</b>			
15	Woodland Trust	<p>Thank you again for the opportunity to comment on your Neighbourhood Plan. Here are some comments on behalf of the Woodland Trust in terms of planning policy. The Trust is also a local landowner with sites at Saxten's Wood, Cage's Wood and Wilmay Copse. We welcome the acknowledgement of this in the draft Plan.</p> <p>We welcome the recognition throughout the draft Plan of the value of woodland especially ancient woodland and its need for protection.</p>	Noted.
16	Fawkham and District Historical Society	<p><u>Summary Environment - Heritage</u></p> <p>After Roman occupation insert “as at Eastwood Farm and Fawkham Business Park” and at the end after Church meadow insert “which is the major archaeological site of the medieval Manor Fawkham”.</p>	It was subsequently clarified with the respondent that these comments relate to the content of the exhibition boards, which presented a summary of the heritage evidence. Both Eastwood Farm and Fawkham Business Park are already mentioned on page 38 of the draft Local Plan in the paragraph on Roman occupation.
17	Sevenoaks District Council	Page 17 – noted that the Sevenoaks Countryside Assessment 2011 is referred to here but there does not appear to be any reference to the Sevenoaks Landscape Character Assessment January 2017, which may be worth mentioning.	<p>Agreed.</p> <p><b>Delete ‘Sevenoaks Countryside Assessment, 2011’ and replace with ‘Sevenoaks Landscape Character Assessment, January 2017’</b></p>

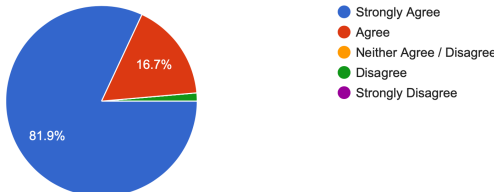
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<b>POLICY FNP1: Protection and Enhancement of Landscape Character</b>															
	Questionnaire summary	<p>The Neighbourhood Plan contains 16 planning policies which, if approved through the Neighbourhood Plan process, will be used to assess ...t revisions. What is your view on Policy FNP1? 73 responses</p>  <table border="1"> <caption>Survey Results for Policy FNP1</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>71.2%</td> </tr> <tr> <td>Agree</td> <td>24.7%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>~1.0%</td> </tr> <tr> <td>Disagree</td> <td>~1.0%</td> </tr> <tr> <td>Strongly Disagree</td> <td>~1.1%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	71.2%	Agree	24.7%	Neither Agree / Disagree	~1.0%	Disagree	~1.0%	Strongly Disagree	~1.1%	96% of respondents agree with the Policy, with the majority strongly agreeing with it.
Response	Percentage														
Strongly Agree	71.2%														
Agree	24.7%														
Neither Agree / Disagree	~1.0%														
Disagree	~1.0%														
Strongly Disagree	~1.1%														
18	Julian Blackman	I still believe that there is very little need for development in the Fawkham area. It should be kept to small plots low rise properties if there is found to be a need. No development should be considered without due diligence to see if there is a need, and definitely not to line the pockets of the developers wether they are local or not.	Noted												
19	Justin Frankland	There's already too much light pollution.	Noted												
20	Jenny Spark-Smith	This should also apply to security lighting at the Fawkham Green public house to maintain dark skies around the Green and adjacent houses.	Noted												
21	Sophie Golding	This is prohibitively extensive and not considerate of the way lighting and requirements will change over the next 20 years. it appears to have been written by someone that only cares about sending Fawkham back to the 1970s.	The wording reflects current best practice - see KCC comment 23												

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
22	DHA on behalf of The Billings Group	For reasons outlined in respect of questions 1 and 2, there are development pressures that will have an impact on the parish and so whilst we support the safeguarding of the local character, there should be a distinction between managed change and when harm occurs. Terms such as ‘visually intrude’ are vague and adopt an approach of assuming that if something can be seen it is harmful, which clearly is not necessarily the case. Furthermore, there is substantial overlap with existing policies that apply districtwide.	<p>It is reassuring that the policy is considered consistent with Local Plan policies. The policy, together with the reasoned justification, adds more locally-specific detail and specifically identifies valued landscape qualities and defines the areas to which these apply.</p> <p>The term visual intrusion is commonly used in judging planning proposals. It is used frequently within adopted Allocations and Development Management Plan policies. The undeveloped horizons and slopes of the Upper, Central and Lower Fawkham Valley are identified as valued landscape qualities. Development which was visually intrusive within such areas would be harmful to this local character which the Neighbourhood Plan seeks to safeguard.</p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
23	Kent County Council	<p>Biodiversity: The County Council would recommend that this policy is amended in order to seek improvements to the lighting information that is submitted by developers at planning application stages and provide a better understanding of the extent of information that is required. Implementation of the policy will be of benefit to residents and biodiversity through the reduction of light spill and glare. The following amendments to this policy are based on guidance published by the Institute of Lighting Professionals: i) “comply with the current guidelines on the Reduction of Obtrusive Light for rural areas (zone E2) set out by the Institute of Lighting Professionals and the Bat Conservation Trust Guidance Note 08/18 (or later amendments) as a minimum; ii) include full details of the proposed lighting to be installed (number, design, specification, position, height, angle and method of control), documented within a Lighting Plan (or Strategy for larger sites). iii) Selection of lighting: a. LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used; b. limit the correlated colour temperature of lamps to 3000 Kelvins or less (ideally 2700K); c. PIR sensor controls will be used for security lighting and set to short (1 minute) timers; d. lighting will be positioned at low height to reduce spill; e. luminaires will have an upward light ratio of 0% and be mounted on the horizontal, i.e., no upward tilt. All uplighting to be avoided. iv) The lighting plan/strategy should include the following to show that proposals will be designed to avoid or minimise impacts on retained/proposed habitats and all associated wildlife, including but not limited to legally protected and priority habitats and species: a. a pre-development baseline lighting assessment; b. contour plans indicating a horizontal plane calculation, representing ground level, and a vertical plane calculation to show illumination at various heights; c. measures taken to reduce glare; d. full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens; e. Dark buffer zones to separate wildlife habitats or features from lighting. Where ‘complete darkness’ on a feature or buffer is required, illuminance is required to be below 0.2 lux on the horizontal plane and below 0.4 lux on the vertical plane; f. where buildings are proposed in proximity to key features or habitats, and/or a high degree of glazing is proposed, Lux contour plots should also model the contribution of light spill through nearby windows, making assumptions as to internal luminaire specification and transmissivity of windows. Contour plans should incorporate any mitigation measures proposed to reduce impacts from external and internal lighting, including sensitive positioning / recessing of internal lighting, use of cowls, and/or tinted glazing treatments. g. The calculations should be based on output of luminaires expected at ‘day 1’ of operation, where the luminaire and/or scheme Maintenance Factor is set to zero. Floodlighting to enable the use of sports facilities will need strong justification and will be required to have time restrictions and automated controls for lighting colour/temperature, switch off and dimming with reference to the Guidance Notes for the Reduction of Obtrusive Light, the Institute of Lighting Professionals 2021, the Bat Conservation Trust Guidance Note 08/18 and any subsequent</p>	<p>It would be appropriate to include additional elements of good practice but certain criteria are too detailed for a planning policy and, according to the Bat Conservation Trust Guidance Note 08/18, are matters of guidance to be considered when choosing luminaires rather than a detailed planning policy to be complied with. There is no need for the policy to repeat all elements of the relevant guidance which is publicly available and referred to in the policy.</p> <p><b>Amend Policy FNP 1 – Protection and Enhancement of Landscape Character as follows:</b></p> <p>‘Proposals for private or public external lighting which are required for safe access and, where carefully justified, for security purposes should:</p> <p>i) include full details of the proposed lighting to be installed (number, design, specification, position and method of control);</p> <p>ii) comply with the current guidelines on the Reduction of Obtrusive Light for rural areas (zone E2) set out by the Institute of Lighting Professionals <b>and the Bat Conservation Trust Guidance Note 08/18 (or later amendments)</b> as a minimum;</p> <p>iii) include full details of the proposed lighting to be installed (number, design, specification, position, height, angle and method of control), <b>documented within a Lighting Plan (or Strategy for larger sites);</b></p> <p><b>iv) demonstrate within the Lighting Plan/Strategy that proposals are designed to avoid or minimise impacts on retained/proposed habitats and all associated wildlife, including but not limited to legally protected and priority habitats and species;</b></p> <p><b>v) be time limited, ideally motion-controlled and installed at a low height;</b></p> <p><b>vi) limit the correlated colour temperature of lamps to 3000 Kelvins or less</b></p> <p><b>vii) include full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens</b></p> <p>Floodlighting to enable the use of sports facilities will need strong justification and will be required to have time restrictions and automated controls for lighting colour/temperature, switch off and dimming with reference to the Guidance Notes for the Reduction of Obtrusive Light <b>and the Bat Conservation Trust Guidance Note 08/18 (or later amendments),</b> ‘</p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
24	CPRE Kent	We strongly support the attention given to the importance of dark skies and control of outside lighting in general.	Noted
25	Woodland Trust	We support this policy, especially the wording in d) & e) d) protect and enhance the distinctive pattern of woodland on high ground and upper valley sides; e) retain and enhance existing hedgerows as landscape features.	Noted

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
26	Sevenoaks District Council	<p>The first sentence is currently confusing as written and suggest this is reworded.</p> <p>It is not currently clear how some forms of development e.g. householder applications, could contribute to landscape character, nor how some proposals could enhance features such as hedgerows. This policy could do with a bit more work and perhaps the inclusion of 'where possible' and/or 'where applicable'.</p>	<p>The policy wording is in compliance with the NPPF which applies to all development and seeks to 'protect and enhance our natural ... environment'.</p> <p>All forms of development, including householder applications could, and should, contribute to landscape character in this rural Parish. Indeed, adopted Core Strategy Policy LO8 states that 'Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that <b>all</b> development conserves and enhances local landscape character ... <b>(FPC emphasis)</b>.</p> <p>As with all policies, the applicability of each of the criteria to an individual applications will need to be interpreted. For example, if the application does not affect a hedgerow, it will not be necessary for the proposal to retain and enhance existing hedgerows as landscape features for it to remain in compliance with criterion e.</p>

RESPONSES TO THE REGULATION 14 CONSULTATION															
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>												
<b>POLICY FNP2: Woodland, Trees and Hedgerows</b>															
	Questionnaire summary	<p>Question 4: Policy FNP2 – Woodland, trees and hedgerows A proposal for development will only be permitted where it would: a) conserve and enhance...ive species. What is your view on Policy FNP2? 72 responses</p>  <table border="1"> <caption>Survey Results for Policy FNP2</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>81.9%</td> </tr> <tr> <td>Agree</td> <td>16.7%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>1.4%</td> </tr> <tr> <td>Disagree</td> <td>0%</td> </tr> <tr> <td>Strongly Disagree</td> <td>0%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	81.9%	Agree	16.7%	Neither Agree / Disagree	1.4%	Disagree	0%	Strongly Disagree	0%	99% of respondents support this Policy.
Response	Percentage														
Strongly Agree	81.9%														
Agree	16.7%														
Neither Agree / Disagree	1.4%														
Disagree	0%														
Strongly Disagree	0%														
27	DHA on behalf of The Billings Group	We support the protection of Trees and Ancient Woodland where consistent with guidance applied by Natural England. However, we would draw attention to sites where unregulated existing uses can have a far greater impact than proposals that can introduce good management and better protection to such areas.	Noted												

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
28	Kent County Council	<p>The County Council would recommend that paragraphs (a) and (d) of this policy are revised to demonstrate alignment with national policy and legislation and in particular, the National Planning Policy Framework (NPPF) (2021) and Natural England Standing Advice for Local Planning Authorities. The proposed amendments to this policy are as follows:</p> <p>a) “protect Ancient Woodland, as defined on Map 2, and ancient and veteran trees <i>in accordance with Natural England Standing Advice and paragraph 180 of the NPPF, which states that “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.</i> The Natural England/Forestry Commission standing advice states that there should be a minimum 15m buffer zone between development and ancient woodland.</p> <p>d) use an appropriate mix of native species <i>only, to enhance biodiversity and maintain the ecological integrity of the existing habitats.”</i></p>	<p>Policy FNP2 has close regard to national policies and advice and is fully aligned with them.</p> <p>Policies should not include their justification. This is appropriately contained in the reasoned justification prior to each policy. The reasoned justification to Policy FNP 2 already contains the appropriate reference to the NPPF but <b>this should be updated to Para 186.</b></p> <p>Reference to the standing advice to local planning authorities from Natural England and Forestry Commission on ancient woodland, ancient trees and veteran trees should be added in the reasoned justification.</p> <p><b>Add to Para.</b></p> <p>The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons (Para. 186)....</p> <p><b><i>‘Natural England and Forestry Commission standing advice should be taken into account by the local planning authority when making planning decisions that affect ancient woodland, ancient trees and veteran trees.’</i></b></p> <p>Reference to the reason for requiring native species could also be added to the reasoned justification.</p> <p><b>Add Para preceding Policy FNP1</b></p> <p><b><i>‘Native planting is sought to enhance biodiversity and maintain the ecological integrity of the existing habitats’</i></b></p>



RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
29	Woodland Trust	<p>We support this policy and in particular welcome its positive requirement for enhancing as well as protecting trees, hedgerows and woodland.</p> <p>It is good to see inclusion of specific wording on providing buffers and root protection areas in section e). It could be helpful to make an explicit link between this policy and FNP5 by specifying the buffers required for areas of ancient woodland as well as for individual trees.</p> <p>It is good to see priority given to native species in section f). It could be helpful to add support where possible for use of UK &amp; Ireland sourced &amp; grown tree stock, which is important for biosecurity.</p> <p>We welcome the monitoring targets for this policy including no loss of trees and woodland, especially ancient woodland.</p>	<p>Support noted.</p> <p>Reference to the buffers required for areas of ancient woodland is included in the standing advice to local planning authorities from Natural England and Forestry Commission on ancient woodland, ancient trees and veteran trees and this cross reference should be added in the reasoned justification.</p> <p><b>Add to Para.</b> The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons (Para. 186)....</p> <p><b><i>‘Natural England and Forestry Commission standing advice should be taken into account by the local planning authority when making planning decisions that affect ancient woodland, ancient trees and veteran trees.’</i></b></p> <p>Reference to the reason for requiring native species should also be added to the reasoned justification.</p> <p><b>Add Para preceding Policy FNP2:</b>  <b>‘Native planting is sought to enhance biodiversity and maintain the ecological integrity of the existing habitats’</b></p> <p><b>Amend Policy point (f) to: Plant an appropriate mix of native species, using, where possible, UK &amp; Ireland sourced and grown trees.</b></p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
30	Sevenoaks District Council	C. relates to protecting important hedgerows. There is a legal definition of important hedgerows under legislation that is very complex, and is unlikely to match the hedgerows identified. We only classify them on an individual basis when we receive an application to remove a hedge. Even though they are defined on a map, to avoid any unintended consequences and confusion, please could these be renamed 'valued hedgerows'?	The hedgerows identified as "important" on the map "Green Infrastructure" meet the legal definition under the Hedgerow Regulations 1997; the methodology is detailed on p.20 of the Biodiversity Evidence Report, and follows advice received from SDC's Tree Officer, KWT, CPRE Kent, KCC's Ecology Unit and KCC's Senior Archaeological Officer within the Heritage Conservation team. Details of the methodology and hedgerows thereby identified were submitted to SDC (Planning Policy and Tree Officers) earlier in 2023 with a request that the determination of the hedgerows shown on the map "Green Infrastructure" be agreed, so that the map may be used when the LPA receives an application to remove a hedge, or a report of a hedgerow having been removed. The term 'important hedgerow' is to be retained as the Parish Council considers that the hedgerows identified meet the definition of the term.

**POLICY FNP3: Protect Important Public Views**

**Questionnaire summary**

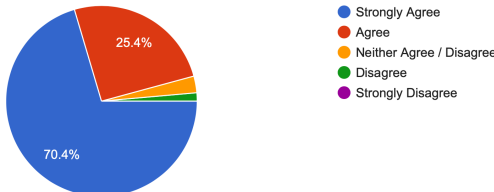
Question 5: Policy FNP3 - Protect Important Public Views A proposal for development should maintain and not adversely impact the distinctive views of the surrounding countryside from public vantage points, in particular the Important Public Views defined in Map 3. What is your view on Policy FNP3 for each of the views?

View	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree
View 1	48	20	2	0	0
View 2	48	20	2	0	0
View 3	48	20	2	0	0
View 4	48	18	2	0	0
View 5	48	18	2	0	0
View 6	48	18	2	0	0
View 7	48	18	2	0	0
View 8	48	18	2	0	0
View 9	48	18	2	0	0
View 10	48	18	2	0	0
View 11	48	18	2	0	0
View 12	48	18	2	0	0
View 13	48	18	2	0	0
View 14	48	18	2	0	0

*Figures above are number of respondents*

There is no disagreement with the Important Public Views proposed for protection under this Policy.

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<p><b>Parish Council Response</b>  <b>Bold indicates recommended amendments to Neighbourhood Plan text</b>  <i>Italics – proposed additional text</i>  <b>Deletions – proposed deleted text</b></p>
31	DHA on behalf of The Billings Group	<p>Planning policy does not offer protection of a view. This policy is muddled with landscape impact and requires modification</p>	<p>Whilst planning does not protect private views, Policy FNP3 and the associated reasoned justification makes it clear that it is referring to public views.</p> <p>As there is an association with landscape policies, it has been decided to merge Policy FNP3 with Policy FNP1.</p> <p><b>Add an additional criterion to Policy FNP1 and delete FNP3:</b>  Policy FNP1 – Protection and Enhancement of Landscape Character  Within Fawkham Parish priority will be given to protecting and enhancing the visually rural and predominantly undeveloped landscape from inappropriate development.</p> <p>A proposal for development will only be permitted where it would:</p> <ul style="list-style-type: none"> <li>a) be informed by, and contribute to, local landscape character;</li> <li>b) respect the landscape qualities of the Horton Wood Ridge; Upper Fawkham Valley; Central Fawkham Valley; Pennis Valley and Lower Fawkham Valley Local Landscape Character Areas;</li> <li>c) ensure development would not visually intrude onto the undeveloped horizons and undeveloped slopes of the Upper, Central and Lower Fawkham Valley;</li> <li>d) protect and enhance the distinctive pattern of woodland on high ground and upper valley sides;</li> <li>e) retain and enhance existing hedgerows as landscape features;</li> <li>f) minimise the visual impact of conversions or redevelopment so that they do not have a materially greater impact on the landscape than the current development;</li> <li><b>g) maintain and not adversely impact the distinctive views of the surrounding countryside from public vantage points, in particular the Important Public Views defined in Map 3, and</b></li> <li><b>h) maintain the areas of dark skies and low level of light pollution away from existing light sources...</b></li> </ul>
32	Sevenoaks District Council	<p>The Views Evidence Report would benefit from an additional section for each view titled 'Valued Qualities', which directly lists the valued attributes which should be protected.  (For images see PDF of SDC response)</p> <p>Could also directly reference the Views Evidence Report. This would ensure that the valuable attributes are clearly identifiable when considering the effect of development.</p>	<p>Each View within the Evidence Report has a description which includes the valued qualities as stated within the Local Landscape Character Assessment and/or Conservation Area Appraisal noted within "quotation marks". <b>The description of each view will be included within the reasoned justification.</b></p>

RESPONSES TO THE REGULATION 14 CONSULTATION															
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>												
<b>POLICY FNP4: Rural Lanes</b>															
	Questionnaire summary	<p>Question 6: Policy FNP4 - Rural Lanes A proposal for development will only permitted where it would not result in unsympathetic change to the ch...view on the Good Practice Guide at Question 20). 71 responses</p>  <table border="1"> <caption>Survey Results for Question 6: Policy FNP4 - Rural Lanes</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>70.4%</td> </tr> <tr> <td>Agree</td> <td>25.4%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>~1.5%</td> </tr> <tr> <td>Disagree</td> <td>~1.5%</td> </tr> <tr> <td>Strongly Disagree</td> <td>~0.2%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	70.4%	Agree	25.4%	Neither Agree / Disagree	~1.5%	Disagree	~1.5%	Strongly Disagree	~0.2%	This Policy is strongly supported.
Response	Percentage														
Strongly Agree	70.4%														
Agree	25.4%														
Neither Agree / Disagree	~1.5%														
Disagree	~1.5%														
Strongly Disagree	~0.2%														
33	Julian Blackman	Traffic at times on valley road is poor, especially when the tunnel is grid locked. Adding to the problem is not ideal with lots of additional development.	Noted												
34	Lyndon Hollands	Traffic will be on the lanes anyway so it would be better to have some improved passing places on them.	The Parish Council does not wish to encourage more traffic onto the lanes by facilitating easier movement on them. The widening of lanes (albeit for partial lengths) would have adverse on the landscape character and biodiversity.												
35	DHA on behalf of The Billings Group	We question the value of the policy as the whole of the parished area is largely rural lanes. It should be absorbed into the wider environmental policies.	The policy is already part of the set of environmental policies.												
36	Edward Taylor	Changes should be considered where they would improve the safety of road users e.g. sighting lines at junctions and corners	The sight line at the junction of Manor Lane and Valley Road was acknowledged as poor in the Transport Report for the Fawkham Manor hospital redevelopment but, as it was an existing situation, it was not felt necessary to improve it. It is acknowledged that some junctions have sub-optimal sight lines. FPC has a Highways Improvement Plan with KCC; this tear's included the junction of Speedgate Hill with Valley Road and FPC awaits a further response from KCC following their advice that a mirror could not be reinstated at this junction.												

**RESPONSES TO THE REGULATION 14 CONSULTATION**

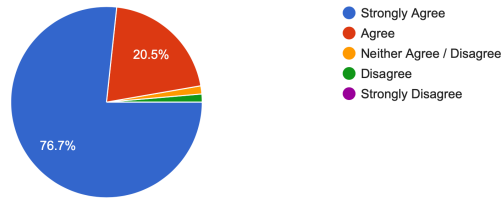
**No.    Respondent    Comment**

**Parish Council Response**  
**Bold indicates recommended amendments to Neighbourhood Plan text**  
*Italics – proposed additional text*  
**Deletions – proposed deleted text**

**POLICY FNP5: Conserve and Enhance Biodiversity**

Questionnaire summary

Question 7: Policy FNP5 – Conserve and Enhance Biodiversity A proposal for development should protect and enhance biodiversity of the Parish by: ...ildlife haven. What is your view on Policy FNP5?  
 73 responses



This Policy is strongly supported.

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<p>Parish Council Response</p> <p><b>Bold indicates recommended amendments to Neighbourhood Plan text</b></p> <p><i>Italics – proposed additional text</i></p> <p><b>Deletions – proposed deleted text</b></p>
37	Kirsty Patterson	<p>Can we put into the Plan that there should be a requirement that any proposals around Net Gain are measured from a real baseline and that the Net Gain defined and agreed is measured and assessed afterwards at 2, 5 and 15 year intervals? Poor development agreements mean things like developers plant 200 trees as part of their Net Gain plan, but ever no-one goes back to check the trees actually lived to deliver the benefits promised by the developer. Half the trees die due to insufficient watering, for example. Same with the translocation of species. No-one goes back to audit the delivery, as part of the official agreement, to check the translocated animals lived and the population survived and recovered.</p>	<p>Biodiversity net gain has supporting legislation and substantial Planning Policy Guidance. There is considerable advantage in including a fuller explanation of biodiversity net gain in the text preceding the policy and including the generic points in Policy FNP5 (now FNP4).</p> <p><b>Add to reasoned justification for Policy FNP2: Woodland, trees and hedgerows</b> ...and pursue opportunities for securing measurable net gains for biodiversity (Para. 185). <b><i>The Environment Act, 2021, requires that all planning applications in England (with a few exemptions) will need to demonstrate at least a 10% biodiversity net gain for at least 30 years using the latest Defra biodiversity metric. All proposals must include a detailed management plan to ensure successful enhancement in the long term including arrangements for regular but proportionate monitoring on how the habitat creation or enhancement is progressing, indicating any remedial action necessary.</i></b></p> <p>Amend Policy FNP5 (now FNP4) – Biodiversity:</p> <p>c) enhancing biodiversity <b>through a minimum of 10% net biodiversity gain (or as subsequently amended by the Local Plan)</b>. Enhancements should focus on <b>protected and priority</b> species known to be present in the Parish, <b>with</b>, where appropriate, priority given to the creation/restoration/<b>enhancement</b> of species-rich grasslands, hedgerows, woodland <b>and traditional orchards and/or improvements to the connectivity between these habitats, to enhance the Local Ecological Network shown in Map 4. Proposals must include a detailed management plan to ensure successful enhancement secured for at least 30 years, including arrangements for regular monitoring.</b></p> <p>d) providing an appropriate depth of buffer between the development and a <b>component of the Local Ecological Network</b>. The size of that buffer shall be appropriate to safeguard the significance of that habitat and must itself create, and be maintained as, a suitable complementary natural wildlife haven.</p> <p><i>Features such as hedgehog highways and associated holes in fencing; bird and bat boxes; a diverse range of planting providing habitat and forage all year round in landscaping; real turf; ponds and leaving landscape ‘wild’ with woodpiles and other features are encouraged.</i></p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
38	DHA on behalf of The Billings Group	Repetition of requirements covered by other legislation and policy.	The Policy and associated reasoned justification complement legislation, the NPPF and Local Plan policy and applies more locally-specific detail concerning the important habitats and local ecological network as defined on Map 4 and the types of appropriate enhancement measures.

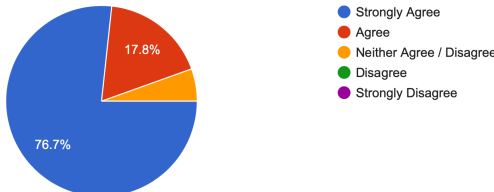
RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
39	Kent County Council	<p>The County Council would recommend that this policy is amended to ensure that the text complies with national policy and legislation. Specifically, the NPPF and the Biodiversity Net Gain (BNG) requirements of the Environment Act (2021):</p> <p>a) “protecting Local Wildlife Sites, as defined on Map 2, protected <i>and priority species, and insect biodiversity, including pollinators;</i></p> <p>b) preserving or enhancing linked corridors and ecological networks formed by woodland blocks, shaws and hedgerows, as defined on Map 2; and</p> <p>c) enhancing biodiversity through net biodiversity gains, to <i>include:</i></p> <p><i>i) BNG to meet the requirements of the Environment Act 2021 or any legislation replacing this Act. All planning applications in England (with a few exemptions) will have to deliver at least a 10% BNG. The latest Defra biodiversity metric will need to be used to demonstrate a minimum 10% biodiversity net gain. Habitats created/enhanced to achieve net gain will require a detailed management plan and be secured for at least 30 years. The BNG calculation should be evidenced within a biodiversity gain plan submitted as part of the planning application.</i></p> <p><i>ii) Biodiversity net gain measures to meet the requirements of NPPF 2021 (or any policy document replacing this), for example additional native species planting, integral or wall/tree-mounted habitat boxes for bats, breeding birds and insects, areas of standing deadwood for invertebrates, and hedgehog boxes and connectivity ‘highways’ at the base of fencing. These measures should be associated with development with enhancements which focus on protected and priority species known to be present in the Parish, and, where appropriate, priority given to the creation/restoration of species-rich grasslands, hedgerows, woodland and/or improved management of these habitats. Where new development is proposed, an appropriate depth of buffer must be provided between the development and any protected habitat. The size of that buffer shall be appropriate to safeguard the significance of that habitat and must itself create, and be maintained as, a suitable complementary natural wildlife haven. All proposals must include a detailed management plan to ensure successful enhancement in the long term.”</i></p>	<p>Subsequent correspondence with the Making Space 4 Nature team at KCC preparing the Local Nature Recovery Strategy, concluded that they regard the Biodiversity policy as worded in the Regulation 15 version as “<i>sound</i>” and that it “<i>will work well alongside the LNRS</i>”</p> <p><b>Amend Policy FNP4 (now FNP4) – Biodiversity point a)</b> protecting Local Wildlife Sites <b>and priority habitats</b>, as defined on Map 3, and protected <b>and priority</b> species</p> <p>Biodiversity net gain has supporting legislation and substantial Planning Policy Guidance. It is not necessary, or desirable, to repeat extensive extracts from such sources in planning policy as they are covered more comprehensively elsewhere. There is considerable advantage in including a fuller explanation of biodiversity net gain in the text preceding the policy and including the generic points in Policy FNP5.</p> <p><b>Add to reasoned justification:</b>...and pursue opportunities for securing measurable net gains for biodiversity (Para. 179). <i>The Environment Act, 2021, requires that all planning applications in England (with a few exemptions) will need to demonstrate at least a 10% biodiversity net gain for at least 30 years using the latest Defra biodiversity metric. All proposals must include a detailed management plan to ensure successful enhancement in the long term including arrangements for regular but proportionate monitoring on how the habitat creation or enhancement is progressing, indicating any remedial action necessary.</i></p> <p><b>Amend Policy FNP5 (now FNP4) – Biodiversity</b></p> <p>c) enhancing biodiversity <b>through a minimum of 10% net biodiversity gain (or as subsequently amended by the Local Plan)</b>. Enhancements should focus on <b>protected and priority</b> species known to be present in the Parish, <b>with</b>, where appropriate, priority given to the creation/restoration/<b>enhancement</b> of species-rich grasslands, hedgerows, woodland <b>and traditional orchards and/or improvements to the connectivity between these habitats, to enhance the Local Ecological Network shown in Map 4. Proposals must include a detailed management plan to ensure successful enhancement secured for at least 30 years, including arrangements for regular monitoring.</b></p> <p>d) providing an appropriate depth of buffer between the development and <b>a component of the Local Ecological Network</b>. The size of that buffer shall be appropriate to safeguard the significance of that habitat and must itself create, and be maintained as, a suitable complementary natural wildlife haven.</p> <p><i>Features such as hedgehog highways and associated holes in fencing; bird and bat boxes; a diverse range of planting providing habitat and forage all year round in landscaping; real turf; ponds and leaving landscape ‘wild’ with woodpiles and other features are encouraged.</i></p>



RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
40	Kent County Council	<p>Biodiversity: The County Council would recommend that paragraphs (a) and (d) of this policy are revised to demonstrate alignment with national policy and legislation and in particular, the National Planning Policy Framework (NPPF) (2021) and Natural England Standing Advice for Local Planning Authorities. The proposed amendments to this policy are as follows:</p> <p>a) “protect Ancient Woodland, as defined on Map 2, and ancient and veteran trees in accordance with Natural England Standing Advice and paragraph 180 of the NPPF, which states that “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”. The Natural England/Forestry Commission standing advice states that there should be a minimum 15m buffer zone between development and ancient woodland.</p> <p>d) use an appropriate mix of native species only, to enhance biodiversity and maintain the ecological integrity of the existing habitats.”</p>	<p>See response to 28 above - although headed “Biodiversity” this comment relates to Policy FNP2: Woodland, Trees and Hedgerows.</p>

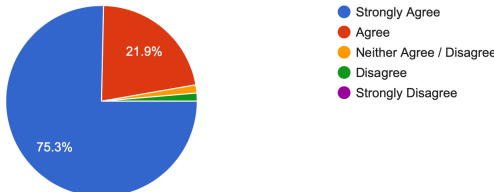
RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
41	Woodland Trust	<p>We welcome the comprehensive approach in this policy</p> <p>It might make sense to have the second half of c) as a separate point d) "Where new development... " onwards.</p> <p>It might be helpful to specify the required size of buffers for ancient woodland (minimum requirement from Natural England is 15m, Woodland Trust recommends 30-50m depending on the size and nature of the development).</p> <p>We note the 10% minimum BNG requirement in line with national legislation. Many Kent local planning authorities, including Sevenoaks, are now exploring the viability of setting a 20% BNG minimum and we would encourage Fawkham to adopt this also.</p>	<p>Noted. Criterion (c) will be divided as shown below.</p> <p>Reference to the buffers required for areas of ancient woodland as well as for individual trees is included in the standing advice to local planning authorities from Natural England and Forestry Commission on ancient woodland, ancient trees and veteran trees and this cross reference should be added in the reasoned justification.</p> <p><b>Add to Para.</b> The NPPF states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons (Para. 186)...<i>‘Natural England and Forestry Commission standing advice should be taken into account by the local planning authority when making planning decisions that affect ancient woodland, ancient trees and veteran trees.’</i></p> <p>The Neighbourhood Plan must be in general conformity with the strategic policies contained in the development plan for the area and the legislative framework. At this time, the Environment Act, 2021 requires a minimum 10% biodiversity net gain. The requirement of the Local Plan review is not known. In order to retain future flexibility additional wording should be added to Policy FNP4 (now FNP3): Biodiversity.</p> <p><b>Amend Policy FNP5 (now FNP4) – Biodiversity</b>  c) enhancing biodiversity <b>through a minimum of 10% net biodiversity gain (or as subsequently amended by the Local Plan)</b>. Enhancements should focus on <b>protected and priority</b> species known to be present in the Parish, <b>with</b>, where appropriate, priority given to the creation/restoration/<b>enhancement</b> of species-rich grasslands, hedgerows, woodland <b>and traditional orchards and/or improvements to the connectivity between these habitats, to enhance the Local Ecological Network shown in Map 4. Proposals must include a detailed management plan to ensure successful enhancement secured for at least 30 years, including arrangements for regular monitoring.</b></p> <p>d) providing an appropriate depth of buffer between the development and <b>a component of the Local Ecological Network</b>. The size of that buffer shall be appropriate to safeguard the significance of that habitat and must itself create, and be maintained as, a suitable complementary natural wildlife haven.</p> <p><i>Features such as hedgehog highways and associated holes in fencing; bird and bat boxes; a diverse range of planting providing habitat and forage all year round in landscaping; real turf; ponds and leaving landscape ‘wild’ with woodpiles and other features are encouraged.</i></p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
42	Sevenoaks District Council	<ul style="list-style-type: none"> <li>This seems to be a repetition of local and national policy.</li> <li>Suggestion to reword c. as it is confusing as is currently written.</li> <li>When referring to Biodiversity Net Gain (BNG), the policy talks about species – however, BNG is based on habitats as a proxy for species.</li> <li>Seems to be suggesting that improved management of habitats could count as BNG and this is not the case.</li> <li>Should there be a separate requirement/point where it refers to an appropriate depth of buffer. In terms of this, the policy refers to 'protected habitat? Does this mean 'Local Wildlife Sites'? If so, Have KCC's Ecological Services responded to the consultation, and if not suggest their advice is sought here.</li> </ul>	<ul style="list-style-type: none"> <li>Noted. KCC have responded to the consultation - see comment 39.</li> <li>Point (c) will be sub-divided as shown below - see also comment 41.</li> <li>See KCC's comment 39 above which seems to imply otherwise re enhanced habitats - wording amended to "enhancement" below.</li> <li>For clarification, amend 'protected habitat' in criterion (a) to 'protecting Local Wildlife Sites <b>and priority habitats</b>, as defined on Map 3, and protected <b>and priority</b> species.</li> </ul> <p>The Policy and associated reasoned justification complement legislation, the NPPF and Local Plan policy and applies locally-specific detail concerning the important habitats and local ecological network as defined on Map 4 and the types of appropriate enhancement measures.</p> <p><b>Amend Policy FNP5 (now FNP4) – Biodiversity</b>  c) enhancing biodiversity <b>through a minimum of 10% net biodiversity gain (or as subsequently amended by the Local Plan)</b>. Enhancements should focus on <b>protected and priority</b> species known to be present in the Parish, <b>with</b>, where appropriate, priority given to the creation/restoration/<b>enhancement</b> of species-rich grasslands, hedgerows, woodland <b>and traditional orchards and/or improvements to the connectivity between these habitats, to enhance the Local Ecological Network shown in Map 4. Proposals must include a detailed management plan to ensure successful enhancement secured for at least 30 years, including arrangements for regular monitoring.</b></p> <p>d) providing an appropriate depth of buffer between the development and a <b>component of the Local Ecological Network</b>. The size of that buffer shall be appropriate to safeguard the significance of that habitat and must itself create, and be maintained as, a suitable complementary natural wildlife haven.</p> <p><i>Features such as hedgehog highways and associated holes in fencing; bird and bat boxes; a diverse range of planting providing habitat and forage all year round in landscaping; real turf; ponds and leaving landscape 'wild' with woodpiles and other features are encouraged.</i></p>

RESPONSES TO THE REGULATION 14 CONSULTATION															
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>												
<b>POLICY FNP6: Groundwater Source Protection Zone</b>															
	Questionnaire summary	<p>Question 8: Policy FNP6 – Groundwater Source Protection Zone A proposal for development within the Groundwater Source Protection zones, as shown ... mitigated. What is your view on Policy FNP6?</p> <p>73 responses</p>  <table border="1"> <caption>Survey Results for Policy FNP6</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>76.7%</td> </tr> <tr> <td>Agree</td> <td>17.8%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>5.5%</td> </tr> <tr> <td>Disagree</td> <td>0%</td> </tr> <tr> <td>Strongly Disagree</td> <td>0%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	76.7%	Agree	17.8%	Neither Agree / Disagree	5.5%	Disagree	0%	Strongly Disagree	0%	This Policy is strongly supported.
Response	Percentage														
Strongly Agree	76.7%														
Agree	17.8%														
Neither Agree / Disagree	5.5%														
Disagree	0%														
Strongly Disagree	0%														
43	DHA on behalf of The Billings Group	No comment.	Noted												

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
44	Environment Agency	<p>Fawkham Neighbourhood Plan Strategic Environment Assessment Screening Assessment states "Any environmental problems relevant to the Plan are localised &amp; small scale &amp; therefore not considered significant in the context of the SEA". However, the Parish lies on Chalk designated as a Principal Aquifer and also contains a Source Protection Zone 1 &amp; outer designations making the parish sensitive in respect to controlled waters. Whilst the consultation documents contain no site allocations, we advise that any development consider the sensitivity of controlled waters.</p> <p>Any development which proposes non mains drainage should ensure that the permitting regime is adhered to, &amp; ideally foul drainage should connect to public mains sewer. Any foul system discharging to ground in this area may require an environmental permit, unless it is discharging via a BS drainage field and meets the General binding rules for small scale sewage discharges: <a href="https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground">https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground</a> If a permit is required, the applicant should submit sufficient information to the EA to show that a permit could be achieved for this design of foul drainage in this locality. Discharges are not normally allowed in an SPZ1 or direct to groundwater in areas of shallow water tables. The information required to submit a permit application is on the .gov website under Environmental Permits, discharges to ground. <a href="https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b6-new-bespoke-water-discharge-activity-and-groundwater-point-source-activity">https://www.gov.uk/government/publications/application-for-an-environmental-permit-part-b6-new-bespoke-water-discharge-activity-and-groundwater-point-source-activity</a></p> <p>Foul system discharges to ground in areas where there is a high water table will always be precluded &amp; in these areas alternative arrangements for discharges to any available watercourses may be considered, if proposals meet the general binding rules. Where this is not possible an environmental permit may be required or foul arrangements will have to involve modern sealed cess pits, with tankering away of effluents on a regular basis.</p> <p>Any development or alterations on land known or suspected to have a potentially contaminative past uses should be fully evaluated, if necessary, by intrusive investigations, &amp; be appropriately addressed prior to the commencement of the development. An assessment into the past uses of buildings/land &amp; any potential risks arising from the buildings/grounds for the proposed end use and wider environment should be carried out prior to the change of use and/or development works proposed. In particular investigations should take account of any oil/fuel storage tanks, septic tanks, drainage systems, &amp; materials storage.</p>	<p>There is considerable benefit in adding detail to the text preceding the policy.</p> <p><b>Add to reasoned justification:</b></p> <p><b>Any development which proposes non mains drainage should ensure that the permitting regime is adhered to, and ideally foul drainage should connect to public mains sewer. Any foul system discharging to ground in this area may require an environmental permit, unless it is discharging via a BS drainage field and meets the General binding rules for small scale sewage discharges.</b></p> <p><b>If a permit is required, the applicant should submit sufficient information to the Environment Agency to show that a permit could be achieved for this design of foul drainage in this locality. Discharges are not normally allowed in an SPZ1 or direct to groundwater in areas of shallow water tables.</b></p> <p><b>Foul system discharges to ground in areas where there is a high water table will always be precluded and in these areas alternative arrangements for discharges to any available watercourses may be considered, if proposals meet the general binding rules. Where this is not possible an environmental permit may be required or foul arrangements will have to involve modern sealed cess pits, with tankering away of effluents on a regular basis.</b></p> <p><b>Any development or alterations on land known or suspected to have potentially contaminative past uses should be fully evaluated, if necessary, by intrusive investigations, and be appropriately addressed prior to the commencement of the development.</b></p> <p><b>An assessment into the past uses of buildings/land and any potential risks arising from the buildings/grounds for the proposed end use and wider environment should be carried out prior to the change of use and/or development works proposed. In particular investigations should take account of any oil/fuel storage tanks, septic tanks, drainage systems, and materials storage.</b></p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
45	Sevenoaks District Council	<p>This policy does not seem to make sense. Could it read that development will be permitted if there is a risk to contamination, but it cannot be adequately mitigated?</p> <p>How will this be assessed? We do not consult based on this constraint and do not require this information to be submitted for all development proposals. Where we do receive comments from water companies / Environment Agency / Environmental Health re water and contamination, we will take these into account.</p>	<p>Additional explanatory text will be added preceding the policy.  <b>Add to reasoned justification as stated in response to comment 44 above.</b>  <b>Policy to be amended for clarity to “...will be permitted if any risk of contamination can be adequately mitigated”.</b></p> <p>Regarding assessment, the Environment Agency has advised that it should be consulted on all sites within a GSPZ on which potentially contaminating development is proposed. This is as stated in the EA's External Consultation Checklist which should be used by LPAs when screening development proposals to determine whether the EA should be consulted, and, in subsequent correspondence, SDC has confirmed it refers to this checklist for consultation on planning applications.</p>

RESPONSES TO THE REGULATION 14 CONSULTATION															
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>												
<b>POLICY FNP7: Surface Water Flooding</b>															
	Questionnaire summary	<p>Question 9: Policy FNP7 - Surface Water Flooding A proposal for development should be designed to ensure it would not increase surface water run of...ity features. What is your view on Policy FNP7? 73 responses</p>  <table border="1"> <caption>Survey Results for Question 9</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>75.3%</td> </tr> <tr> <td>Agree</td> <td>21.9%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>~1.5%</td> </tr> <tr> <td>Disagree</td> <td>~0.5%</td> </tr> <tr> <td>Strongly Disagree</td> <td>~0.8%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	75.3%	Agree	21.9%	Neither Agree / Disagree	~1.5%	Disagree	~0.5%	Strongly Disagree	~0.8%	This Policy is strongly supported.
Response	Percentage														
Strongly Agree	75.3%														
Agree	21.9%														
Neither Agree / Disagree	~1.5%														
Disagree	~0.5%														
Strongly Disagree	~0.8%														
46	DHA on behalf of The Billings Group	Repetition of requirements covered by other legislation and policy.	The County Council, as Lead Local Flood Authority, supports the inclusion of the Policy as appropriate for Fawkham Parish.												
47	Kent County Council	<p>Sustainable Urban Drainage Systems (SuDS): The County Council, as Lead Local Flood Authority, supports the recognition of flood risk as an issue for the parish. The County Council also welcomes the Vision and Objectives for Fawkham to accommodate flood risk and the impacts that climate change will have on it.</p> <p>The County Council recommends that Policy FNP7 could further require that development in the parish, particularly any proposing to connect to the existing drainage network ‘upstream’ of known flooding hotspots, provides improvements to reduce flood risk off-site. It is recognised that this may be a requirement more suited to the emerging Sevenoaks Local Plan, however, the Neighbourhood Plan could also include this requirement.</p>	The policy seeks on site mitigation through SUDs and there would be no justification to provide improvements to reduce flood risk off-site.												
48	Woodland Trust	We welcome and support the priority given to nature-based solutions. Trees help absorb water, stabilise the soil, reduce run off, and provide a natural barrier, alongside other multiple benefits for climate resilience, habitat provision and improving human health & well-being.	Noted												

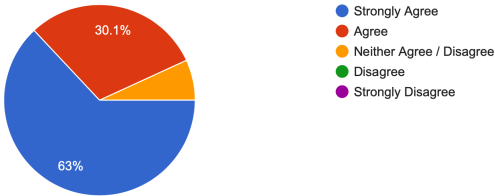
RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
49	Sevenoaks District Council	How does this relate to the requirements of the Local Lead Flood Authority (LLFA), KCC? We only consult on major applications and if KCC agreed to engineering solutions for Sustainable Drainage Systems (SuDS), we would have no basis on which to disagree/object.	The County Council, as Lead Local Flood Authority, supports the inclusion of the Policy as appropriate for Fawkham Parish.



**RESPONSES TO THE REGULATION 14 CONSULTATION**

No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
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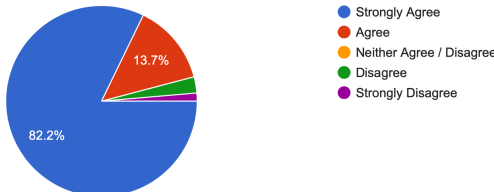
**POLICY FNP8: Soil Conservation**

	Questionnaire summary	<p>Question 10: Policy FNP8 – Soil Conservation A proposal for development should demonstrate sustainable on-site soil management and minimise t...d materials. What is your view on Policy FNP8? 73 responses</p>  <table border="1"> <caption>Survey Results for Policy FNP8: Soil Conservation</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>63%</td> </tr> <tr> <td>Agree</td> <td>30.1%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>6.9%</td> </tr> <tr> <td>Disagree</td> <td>0%</td> </tr> <tr> <td>Strongly Disagree</td> <td>0%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	63%	Agree	30.1%	Neither Agree / Disagree	6.9%	Disagree	0%	Strongly Disagree	0%	This Policy is strongly supported.
Response	Percentage														
Strongly Agree	63%														
Agree	30.1%														
Neither Agree / Disagree	6.9%														
Disagree	0%														
Strongly Disagree	0%														

51	DHA on behalf of The Billings Group	Repetition of requirements covered by other legislation and policy.	Noted
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52	Sevenoaks District Council	This is dealt with via the Environment Agency if there are waste/contamination issues. No planning policies would allow us to control this unless related to contamination or ecology requirements. Considered that this goes beyond what can be achieved via the planning process in some cases and beyond the information we can require from applicants.	The Government’s 25 year plan to improve the environment includes plans to “put a value on soils as part of our natural capital” and “manage soils in a sustainable way by 2030”. The issue is broader than waste or contamination as it also concerns retaining the soil in an area as that soil supports the local/natural flora and fauna, amongst other matters included within the reasoned justification.  Amend second para. of reasoned justification to say “Appropriate soil conservation measures should address the handling and temporary storage of soils, <b>if that is required</b> , as well as...
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RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics</i> – proposed additional text Deletions – proposed deleted text
<b>ENVIRONMENT: Character, Heritage and Identity</b>			
53	Sevenoaks District Council	<ul style="list-style-type: none"> <li>To align with the previous section on Natural Environment, the title <i>Built Environment</i> instead of <i>Character, Heritage and Identity</i> could be a more appropriate title for this section. The landscape character is a large section within the previous Natural Environment section and therefore it would be helpful to be clear that this section is referring to the character of the built environment.</li> <li>A subheading of Character and Identity after High Quality Design could then be beneficial. This section could briefly outline the Built Character Areas across the parish and describe key characteristics of the public realm and buildings. This could refer to valuable attributes and distinctiveness in a similar manner to the landscape character areas.</li> <li>A separate policy referring to protecting and enhancing the local character and identity of the area could help to deliver high quality design for areas other than heritage assets, which are covered by Policy FNP9.</li> <li>It would be clearer to include a brief explanation in this chapter explaining the difference between Designated and Non-Designated Heritage Assets. At the moment, the explanation/ definition of a heritage asset is included under the heading Designated Heritage Asset. The difference between designated and non-designated I set out in the NPPF. This would then be clearer that a Listed Building and Conservation Area are designated.</li> <li>Page 41 mention of 'Area of Archaeological Potential' – Is this a reference to the term/constraint which is used by Kent County Council (KCC)? If so, an additional clarification would be useful here.</li> <li>The 10 buildings are identified on the Historic Environment Record, which is a form of recognition and therefore have already been 'recognised'.</li> <li>We would encourage the Parish Council and Neighbourhood Plan steering group to liaise with SDC Conservation Officers regarding the proposed project for a Local List.</li> </ul>	<p><b>Delete title <del>Character, Heritage and Identity</del> and add Built Environment. Amend the Environment title throughout the document to Natural and Built Environment.</b></p> <p>As set out in the Fawkham Now section, one of the key characteristics of this rural Parish is that it does not have Built Character Areas. There are a limited number of small, disjointed clusters of development and a pattern of very dispersed dwellings. This is supported by the Landscape Character Area Assessment. Consequently, there is no justification for Built Character Areas within the Plan area. It is for the Parish Council to determine the appropriate suite of policies to include in the Neighbourhood Plan based on evidence and local aspirations provided they take into account the NPPF and generally conform with the strategic policies of the adopted Local Plan. The local character is generated by the landscape character and its individual components such as woodland, trees and hedgerows, rural lanes etc. The significant built components are protected by the heritage policy. There is no justification for an additional policy referring to protecting and enhancing the local character and identity of the area.</p> <p><b>Add new Paragraph after Non-Designated Heritage Assets: Non-designated heritage assets are buildings, monuments, sites, places, areas of landscapes identified by plan-making bodies as having a degree of heritage significance which merit consideration in planning decisions but which do not meet the criteria for a designated heritage asset.</b></p> <p>The source of the area of archaeological potential should be included for clarification. <b>Amend Paragraph following Archaeology: As a result of its history back to the Stone Age, Kent County Council advise that the entire Parish is an area of multi-period archaeological potential.</b></p> <p>Clarify the status of the non-designated heritage assets in the Parish: <b>amend first Paragraph after title Non-designated heritage assets:</b> There are currently no <del>recognised</del> non-designated heritage assets <b>recognised</b> within the Parish <b>by Sevenoaks District Council as local planning authority</b>, although the Kent Heritage Environment Record maintained by Kent County Council includes one unlisted building, ten archaeological sites and nine cropmarks and other features.</p>

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<b>POLICY FNP9: Heritage</b>															
	Questionnaire summary	<p>Question 11: Policy FNP9 - Heritage Fawkham Parish's listed buildings and their settings should be conserved. The open rural character of Baldwin's ...rvation Area. What is your view on Policy FNP9?</p> <p>73 responses</p>  <table border="1"> <caption>Survey Results for Question 11</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>82.2%</td> </tr> <tr> <td>Agree</td> <td>13.7%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>~0.5%</td> </tr> <tr> <td>Disagree</td> <td>~0.5%</td> </tr> <tr> <td>Strongly Disagree</td> <td>~0.5%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	82.2%	Agree	13.7%	Neither Agree / Disagree	~0.5%	Disagree	~0.5%	Strongly Disagree	~0.5%	
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Strongly Agree	82.2%														
Agree	13.7%														
Neither Agree / Disagree	~0.5%														
Disagree	~0.5%														
Strongly Disagree	~0.5%														
54	Alun Evans	See previous comments on Baldwins Green Conservation.	The Neighbourhood Plan has no powers to affect the removal of designated Conservation Areas. Separate legislation (Planning (Listed Buildings and Conservation Areas) Act 1990) covers such matters.												
55	DHA on behalf of The Billings Group	Repetition of requirements covered by other legislation and policy that offers no additional value or protection.	It is important to the local community to acknowledge and protect local heritage assets. The Policy and associated reasoned justification complement legislation, the NPPF and Local Plan policy and applies more locally-specific detail concerning the important character and significance of the heritage assets within the Parish.												

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
56	Fawkham and District Historical Society	<p><b>Heritage Assets Evidence Report</b></p> <p>1 St Mary’s Church: the church is surrounded by a churchyard and meadow. Unfortunately, the Church was damaged in the 1958 floods. The church has since been repaired and maintained in good condition.</p> <p>2 The Rectory: the ecclesiastical and civil parishes are different. In 1982 the ecclesiastical parish of Fawkham was united with that of Hartley.</p> <p>6 Fawkham Manor: You may wish to say that Fawkham Manor was used as a hospital from 1980 until 2019.</p> <p>Non Designated Heritage Assets: Fawkham School was opened in 1873 and I believe the first building dates from this year.</p>	<p>The Heritage Assets Evidence Report should be amended to reflect the additional evidence provided:</p> <p><b>Amend Heritage Assets Evidence Report:</b></p> <p>St Mary’s Church: Add <b>a churchyard and</b> before a meadow.</p> <p>Fawkham Manor: Add <b>from 1980</b> before until 2019</p>

**RESPONSES TO THE REGULATION 14 CONSULTATION**

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**HOUSING STRATEGY**

	Questionnaire summary	<p>Question 12: Housing Strategy In summary: - there is no strategic requirement for Fawkham to accommodate new housing allocations - it is not a ...evelopment. What is your view on this strategy? 73 responses</p> <table border="1"> <caption>Survey Results for Question 12</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>76.7%</td> </tr> <tr> <td>Agree</td> <td>15.1%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>2.7%</td> </tr> <tr> <td>Disagree</td> <td>2.7%</td> </tr> <tr> <td>Strongly Disagree</td> <td>2.8%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	76.7%	Agree	15.1%	Neither Agree / Disagree	2.7%	Disagree	2.7%	Strongly Disagree	2.8%	This Policy is strongly supported.
Response	Percentage														
Strongly Agree	76.7%														
Agree	15.1%														
Neither Agree / Disagree	2.7%														
Disagree	2.7%														
Strongly Disagree	2.8%														
58	Justin Frankland	More affordable housing required	The Local Housing Need Survey 2022 showed a need for 4 affordable homes. The Neighbourhood Plan recognises this need and presents ways by which this need can be met.												
59	Allen John Dyne	I find this decision odd, being made after you have granted 54 properties already.	Sevenoaks District Council and an appeal inspector made these planning decisions in the absence of a 5 year housing land supply (which engages a presumption in favour of sustainable development and a tilted balance) and prior to the publication of the Neighbourhood Plan. The Parish Council objected to two developments of 26 units each. When the Neighbourhood Plan is formally made, it must be used in law to determine planning applications in Fawkham Parish. It will become part of the Development Plan alongside the District Council's Local Plan.												
60	Ruth Everitt	Where is the 54 dwellings going to be?? Fawkham Green cannot handle more houses etc.	26 dwellings are permitted at Salts Farm depot and 26 at Fawkham Manor hospital.												

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
61	James Hollands	Existing buildings and sites should be able to be developed into housing or business units, providing it is sympathetic to the local landscape.	<p>Fawkham Parish has four principal clusters of business units which it seeks to retain in accordance with Core Strategy Policy SP8. The Neighbourhood Plan Business Survey, 2022 identified that most local businesses felt that their current premises will suit their future needs, whilst others were improving their premises. None is looking to move away from Fawkham Parish. There is strong demand within the District and the Parish for commercial premises and the Sevenoaks Economic Needs Study, 2022 recommends that commercial land and premises should be retained unless it can be demonstrated that the use is no longer feasible or viable. The presence of businesses is important to the sustainability of Fawkham Parish and a number of businesses have long term associations with the Parish. Businesses provide local employment opportunities and the Parish Council are keen that Fawkham retains a thriving local economy rather than becoming a dormitory area.</p> <p>Consistent with the Core Strategy, the LPA will permit the loss of non-allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the LPA that the site has been unsuccessfully marketed for re-use in employment and that there is no reasonable prospect of their take up or continued use for business use at the site/premises in the longer term.</p>
62	Kirsty Patterson	Don't understand how 54 housing units got permission under current planning legislation and existing plans in a hamlet with low housing need. Makes no sense. Will the Neighbourhood Plan carry more weight on this issue?	<p>Sevenoaks District Council and an appeal inspector made these planning decisions in the absence of a 5 year housing land supply (which engages a presumption in favour of development and a tilted balance) and prior to the publication of the Neighbourhood Plan. The Parish Council objected to two developments of 26 units each. When the Neighbourhood Plan is formally made, it must be used in law to determine planning applications in Fawkham Parish. It will become part of the Development Plan alongside the District Council's Local Plan.</p>
63	Lyndon Hollands	As above, all the new developments are not in the centre of Fawkham. There could be some development within Fawkham Green with little impact to the facilities.	<p>Sevenoaks District Council and an appeal inspector made these planning decisions in the absence of a 5 year housing land supply (which engages a presumption in favour of development and a tilted balance) and prior to the publication of the Neighbourhood Plan. The Neighbourhood Plan sets out the limited need for new housing development and the fact that, relative to the number of dwellings in the Parish, a large number of additional dwellings are already permitted.</p>

RESPONSES TO THE REGULATION 14 CONSULTATION																											
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64	Sophie Golding	This report has clearly been written by someone with no view to the future, have you even considered young families like myself and my children. No wonder Fawkham primary school was low on applicants this year you are making it difficult for young families to live in this area. no new housing, no affordable housing. No consideration to the future at all. How NIMBYist.	<p>The District Council is responsible for the calculation of housing need and distribution of housing development across the District. The District Council will necessarily be mindful of the need to distribute development to sustainable locations. The District Council's Settlement Hierarchy 2022 which will be used as evidence for the emerging Local Plan classifies Fawkham as a Hamlet with a very limited range of services and facilities, most of which are inaccessible by sustainable means of transport. The Local Housing Need Survey 2022 showed a need for 4 affordable homes.</p> <p>It should be noted the school operates under the Admissions Policy of KCC, including residential distance from the school (measured in a straight line) and not defined by the Fawkham civil parish boundary. The school has provided the following information which, albeit with small numbers from a statistical perspective, show the numbers of children admitted who live in Fawkham increased in 2021 and 2022 compared to the two previous years. Two years ago a Fawkham child was on the waiting list for a reception place. Also this Reception year reflects a low birth rate year nationally and so is understood to be a common theme across a wider local area.</p> <p><i>Fawkham CEP School Admissions 2019-2023</i></p> <table border="1"> <thead> <tr> <th><u>Year</u></th> <th><u>No. Admitted</u></th> <th><u>No. living in Fawkham</u></th> <th><u>% from Fawkham</u></th> </tr> </thead> <tbody> <tr> <td>September 2019</td> <td>15</td> <td>3</td> <td>20%</td> </tr> <tr> <td>September 2020</td> <td>15</td> <td>3</td> <td>20%</td> </tr> <tr> <td>September 2021</td> <td>15</td> <td>5</td> <td>33%</td> </tr> <tr> <td>September 2022</td> <td>15</td> <td>5</td> <td>33%</td> </tr> <tr> <td>September 2023</td> <td>13</td> <td>2</td> <td>15%</td> </tr> </tbody> </table>	<u>Year</u>	<u>No. Admitted</u>	<u>No. living in Fawkham</u>	<u>% from Fawkham</u>	September 2019	15	3	20%	September 2020	15	3	20%	September 2021	15	5	33%	September 2022	15	5	33%	September 2023	13	2	15%
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65	DHA on behalf of The Billings Group	<p>We object to the notion that there is not a strategic need for housing in Fawkham. As previously explained, the Sevenoaks 2021 Targeted Review of Local Housing Needs has been prepared to provide evidence for the new districtwide emerging Local Plan. The report states that based on the government's standard method, there is a minimum need for 714 dwellings each year across the district. There is an annual need for 423 affordable dwellings. The DLUHC publish house price to income affordability ratios, which is the government's headline affordability indicator and is the ratio of lower quartile house prices to lower quartile earnings. It shows the relationship between the lowest incomes and the lowest house prices for each local authority area. It is an indicator calculated to show the possible financial implications for households trying to enter the housing market. The latest published figures for 2021 (annual) show that the affordability ratio for England is 8.04. The ratio for Kent is 11.07 and for Sevenoaks is 12.65 the highest rate in Kent. Having regard to this context, occupation within the parish is limited to those currently living there or with similar means. Those younger people or on lesser incomes that wish to move to the area are unable to do so because of the affordability constraints. This does not mean that there is not a need.</p>	<p>Fawkham is not classified as a settlement in the Core Strategy (Policy LO1 Distribution of Development or Policy LO7 Development in Rural Settlements) and neither the Allocations and Development Management Plan nor the Regulation 18 Part 2 consultation Local Plan allocates a site for housing within the Parish.</p> <p>The District Council is responsible for the calculation of housing need and distribution of housing development across the District. The District Council will necessarily be mindful of the need to distribute development to sustainable locations. The District Council's Settlement Hierarchy 2022 which will be used as evidence for the emerging Local Plan classifies Fawkham as a Hamlet with a very limited range of services and facilities, most of which are inaccessible by sustainable means of transport. The District Council has not objected to this statement within the Neighbourhood Plan.</p> <p>The Targeted Review of Local Housing Needs 2022 draws on the aspirations/ expectations of households considering a move as set out in the Sevenoaks Local Housing Needs Study 2017. It assesses the types of housing likely to be needed by tenure, size, specialist needs etc. Fawkham falls within a wider placemaking area which includes the Local Service Centre of New Ash Green and the Service Villages of Hartley and West Kingsdown which will have very different roles in meeting housing need. As the Neighbourhood Plan is not seeking to allocate new housing sites, and the District Council has conducted an up to date Housing Needs Survey for the Parish (2022), it is not considered relevant or necessary to refer to the Targeted Review of Local Housing Needs</p>



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66	Sevenoaks District Council	<p>Neighbourhood Plan Strategy  Third paragraph – reword to highlight that the Settlement Hierarchy 2022 “forms part of the evidence base for the emerging Local Plan”, removing “as a basis for”.</p> <p>Would be useful throughout this section to refer to specific policies where relevant. I.e. page 15, second paragraph – “affordable housing required to meet local community needs under Policy SP3 of the Core Strategy and emerging Local Plan Policy H3.</p> <p>Housing (2nd paragraph) - suggestion to reword to clarify the Monitoring Process: “Since the 2011 Census was undertaken, SDC have undertaken further Monitoring of Housing completions, with the latest figures published by SDC for the 21-22 monitoring year (covering April 2021-March 2022). SDC are currently in the process of carrying out status work on the 22-23 monitoring year”.</p> <p>Housing (3rd paragraph) - small clarification to ass “At March 2022, monitoring shows...” (For images see PDF of SDC response)  As part of the emerging Local Plan evidence base, SDC undertook a ‘Targeted Review of Local Housing Needs 2022’. It is recommended that this is reviewed for the placemaking area of ‘North-East’ (which incorporates Fawkham parish) and reference made to the study in this section.</p> <p>It may be useful to incorporate some tables into this section, setting out the housing data in a more accessible format (in particular, the findings from the Local Housing Needs Survey at page 43 paragraph 4).  There is no Policy here – is this section needed, if there is no Policy requirement?</p> <p>Housing Objective – how will the Housing Objective be met without a policy? The objective sets out consideration of windfall sites and the caveat: ‘where justified’ but there is no policy setting out justifications? If this relates back to local and national policy justifications, then should this be an objective under the Neighbourhood Plan?  ph 4).</p>	<p>The Neighbourhood Plan correctly states that the Settlement Hierarchy for Sevenoaks District, 2022 was prepared by Sevenoaks District Council as a basis for the emerging Local Plan, not <i>the</i> basis.</p> <p>The Neighbourhood Plan Strategy section presents the general strategy for the Parish and, unlike the topic-based sections which follow, does not contain detailed cross-references to planning policies. There are clear references in the Housing Policy section to specific Local Plan housing policies.</p> <p>The date of the monitoring information should be stated and updated.</p> <p><b>Amend Paragraph to:</b>  <b>As at March 2023</b>, monitoring by SDC shows planning permission <b>have had</b> been granted for a further 59 dwellings, including 26 at Fawkham Manor and 26 at Salts Farm depot (10 of which will be affordable housing). Once completed, the housing stock figure will become 288 dwellings, an increase of 30.3% since 2011.</p> <p>The Targeted Review of Local Housing Needs 2022 draws on the aspirations/ expectations of households considering a move as set out in the Sevenoaks Local Housing Needs Study 2017. It assesses the types of housing likely to be needed by tenure, size, specialist needs, etc. Fawkham falls within a wider placemaking area which includes the Local Service Centre of New Ash Green and the Service Villages of Hartley and West Kingsdown which will have very different roles in meeting housing need. As the Neighbourhood Plan is not seeking to allocate new housing sites, and the District Council has conducted an up to date Housing Needs Survey for the Parish (2022), it is not considered relevant or necessary to refer to the Targeted Review of Local Housing Needs.  A table is not necessary as the data is not complex and has been understood by respondents. It is for the Parish Council to determine the appropriate content of the Neighbourhood Plan based on evidence and local constraints provided they take into account the NPPF and generally conform with the strategic policies of the adopted Local Plan. The PC consider it relevant to acknowledge this issue in the Neighbourhood Plan. As sought by the District Council, there are clear references in the Housing Policy section to relevant Local Plan housing policies through which the objective will be met. This includes reference to Core Strategy Policy SP4 and Allocations and Development Management Plan Policy GB5 and enable local needs affordable housing as an exception to normal Green Belt constraints where justified. Core Strategy Policy SP4 sets out clearly the justification required to enable such development.</p>

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**LOCAL ECONOMY**

**POLICY FNP10: Business Development**

<p>Questionnaire summary</p>	<p>Question 13: Policy FNP10 - Business Development 1. Sites used for business purposes, as defined on Maps 5 – 8, will be retained in business...w on Policy FNP10 for each of the business sites?</p> <table border="1"> <caption>Survey Results for Question 13</caption> <thead> <tr> <th>Site</th> <th>Strongly Agree</th> <th>Agree</th> <th>Neither Agree / Disagree</th> <th>Disagree</th> <th>Strongly Disagree</th> </tr> </thead> <tbody> <tr> <td>Speedgate Farm business site</td> <td>45</td> <td>18</td> <td>8</td> <td>3</td> <td>0</td> </tr> <tr> <td>Fawkham Business Park</td> <td>40</td> <td>20</td> <td>10</td> <td>2</td> <td>0</td> </tr> <tr> <td>Kentdown Mushroom Farm business site</td> <td>40</td> <td>25</td> <td>8</td> <td>2</td> <td>0</td> </tr> <tr> <td>Grove Farm business site</td> <td>40</td> <td>25</td> <td>8</td> <td>2</td> <td>0</td> </tr> </tbody> </table> <p><i>Figures above are number of respondents</i></p>	Site	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree	Speedgate Farm business site	45	18	8	3	0	Fawkham Business Park	40	20	10	2	0	Kentdown Mushroom Farm business site	40	25	8	2	0	Grove Farm business site	40	25	8	2	0	<p>This Policy is strongly supported.</p>
Site	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree																											
Speedgate Farm business site	45	18	8	3	0																											
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<p>67</p>	<p>Chris Young</p> <p>Scudders Hill is now used by heavy lorries gross weight of 44tons + farm tractors and trailers that even heavier . The road was not built for this size of vehicles.</p>	<p>Noted. It is not lawful to include traffic management measures within the existing highway as part of a Neighbourhood Plan. Policy FNP10 – Business Development seeks to permit the regeneration or limited infill development at existing business sites only where development would not generate a type or amount of traffic that would be inappropriate to the rural lane network that serves the site and would exploit any opportunity to make the site more sustainable.</p>																														
<p>68</p>	<p>Clifford Bradley</p> <p>Three Gates Road south needs a good refurbishment to cope with traffic</p>	<p>Noted - road repair/maintenance is outside the legal scope of a Neighbourhood Plan.</p>																														
<p>69</p>	<p>Jenny Spark-Smith</p> <p>Noise issues should be firmly addressed including the noise from Brands Hatch race track which regularly blights the Fawkham Green area of countryside, woodland and residential dwellings fro 9am Practice start up t0 6pm and some evening functions</p>	<p>Brands Hatch circuit is outside the Parish boundary and consequently policies within the Neighbourhood Plan cannot address the issue. FPC has a representative on the community liaison committee through which such issues can be raised</p>																														

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70	James Hollands	Existing business sites should be able to redevelop into whatever category of development they wish providing it is within keeping with the local landscape.	<p>Fawkham Parish has four principal clusters of business units which it seeks to retain in accordance with Core Strategy Policy SP8. The Neighbourhood Plan Business Survey, 2022 identified that most local businesses felt that their current premises will suit their future needs, whilst others were improving their premises. None is looking to move away from Fawkham Parish. There is strong demand within the District and the Parish for commercial premises and the Sevenoaks Economic Needs Study, 2022 recommends that commercial land and premises should be retained unless it can be demonstrated that the use is no longer feasible or viable. The presence of businesses is important to the sustainability of Fawkham Parish and a number of businesses have long term associations with the Parish. Businesses provide local employment opportunities and the Parish Council are keen that Fawkham retains a thriving local economy rather than becoming a dormitory area.</p> <p>Consistent with the Core Strategy, SDC will permit the loss of non-allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the Council, that the site has been unsuccessfully marketed for re-use in employment and that there is no reasonable prospect of their take up or continued use for business use at the site/premises in the longer term.</p>
71	Kirsty Patterson	I don't really understand why business-use is in demand. I thought the Kent Mushroom Farm went out of business? Not keen to see 'any old businesss' given priority, without scrutiny. We need businesses that do not pollute, or increase traffic on our hard-pressed roads, for example.	<p>While mushrooms are no longer produced, part of the site remains in agricultural use, with other parts in business use.</p> <p>Criteria (e) of the Policy seeks to control traffic and (d) the amenity of neighbours.</p>

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72	DHA on behalf of The Billings Group	<p>From an economic perspective, our client is amongst, if not the, largest employers in the parish yet there has been no dialogue or attempt to engage as part of the Neighbourhood Plan process. Given their status as major landowners and employers their involvement should have been integral to the development of the plan. Indeed, paragraph 018 Reference ID: 41-018-20140306 of the PPG clearly states: ‘Membership of a designated neighbourhood forum must be open to those working in a neighbourhood area as they will have an interest in the future of an area and the direction that its growth should take’. Despite this advice, the NDP development team have not sought to engage with our client during the process.</p> <p>The proposed approach to maintaining the ‘status quo’ for existing employment sites is also of direct concern and shows a lack of understanding. The existing employment sites that are referenced are largely diversified former agricultural sites that are likely to face significant pressures within the emerging plan period. Indeed, the Government has set a target of lifting the minimum energy efficiency standards of commercial properties as part of its target for the UK to be net zero by 2050. The government proposes two ‘compliance windows’, the first being from 2025 to 2027. From 1 April 2025, all non-domestic rented buildings in the scope of the Minimum Energy Efficiency Standards (MEES) regulations would have to have a valid EPC, and if one had expired, a new one would have to be obtained. Given the nature of the existing sites, the prospects of securing EPC’s are extremely limited given the lack of energy performance of such sites. Furthermore, the costs associated with upgrading the existing buildings are such that even if it is viable, the rental price rise would almost certainly mean that the existing tenants would be required to seek alternative provision elsewhere. Even if the sites could be modified to an acceptable standard, from 1 April 2027, the minimum required rating would rise to ‘C’ and from 1 April 2030, the minimum rating would rise to ‘B’. Given these requirements, the long term future of such sites are going to be impacted when the Governments EPC requirements are introduced within the next 24 to 48 months. A more proactive approach is therefore needed.</p>	<p>See response to 14 above regarding consultation.</p> <p>In 2019, the Government consulted on proposals to tighten non-domestic MEES to set a long-term regulatory target of EPC B by 2030, or the highest EPC band a cost-effective package of measures could reach. A further consultation was undertaken in 2021 around the significant implementation issues which were identified. The Government’s response to these consultations is awaited, although a response had been expected in 2021.</p> <p>Existing exemptions under the current Minimum Energy Efficiency Standards include “An industrial site, workshop or non-residential agricultural building that doesn’t use much energy”; another is if improvement works are not paid for within seven years by the energy savings from the works. No evidence has been submitted which shows whether specific buildings fall within the scope of MEES, nor whether it would be cost-effective to upgrade specific buildings. Even if it were not viable, it does not mean to say that housing is an appropriate use.</p>

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73	Sevenoaks District Council	<p>Policy FNP10 – Business Development</p> <ul style="list-style-type: none"> <li>This policy goes beyond Policy EMP5 (ADMP) and appears to be contrary to the NPPF – the plan period is a very long time and unlikely to be able to be demonstrated.</li> <li>Point 1: It is unclear how this part of the policy adds to existing local policy in the ADMP. As highlighted in the FNP supporting text above, the ADMP Policy EMP5 goes further than Policy FNP10 in setting parameters for considering the loss of non- allocated business sites, stating:  <i>“The Council will permit the loss of a non-allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the Council, that the site has been unsuccessfully marketed for re-use in employment for a period of at least 6 months and that there is no reasonable prospect of their take up or continued use for business use at the site/premises in the longer term.”</i> </li> </ul>	<p><b>Point 1.</b> It is assumed that this comment relates to the first paragraph of the policy. This part of the Policy and associated reasoned justification applies locally-specific detail in identifying the four business sites important to the local economy and the sustainability of the Parish. Retention of these clusters of business premises is supported by the District Council’s Sevenoaks Economic Needs Study, 2022 which recommends that commercial land and premises should be retained unless it can be demonstrated that the use is no longer feasible or viable. Policy FNP10 allows a change of use of an existing business premises within the defined sites used for business purposes but only when there is no reasonable prospect of their take up or continued use for business purposes during the Plan period. This priority given to retention unless there is no reasonable prospect of their continued use as business premises is consistent with Core Policy SP8 which states: <i>‘Sites used for business purposes will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Core Strategy period.’</i> Redevelopment for alternative uses does not apply to the Plan area as this policy only applies in urban areas. Thus Policy FNP10 is consistent with evidence and is in general conformity with the adopted strategic Local Plan policy. The loss of non-allocated lawful business premises and sites to other uses is also subject to there being no reasonable prospect of their take up or continued use for business use at the site/premises in the longer term in Policy EMP5 of the Allocations and Development Management Plan. Policy EMP5 states:  <i>‘The Council will permit the loss of non-allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the Council, that the site has been unsuccessfully marketed for re-use in employment for a period of at least 6 months and that there is no reasonable prospect of their take up or continued use for business use at the site/premises in the longer term.’</i> </p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
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73 cont'd		<ul style="list-style-type: none"> <li>Point 2: Would suggest some of the requirements under point 2 could be removed and replaced with 'in line with other relevant local and neighbourhood policies'.</li> <li>Item E – contrary to NPPF – harm to highway safety has to be 'sever' – perhaps the wording can be about what will be expected rather than required?</li> <li>Point 3: This part of the policy goes further than national and local policy and therefore needs to be sufficiently justified by evidence base. At present, there is no mention of tourism in the 'Local Economy Evidence Report'.</li> <li>There is no planning policy to support us giving priority to business or tourist facilities above e.g. housing, noting the housing need.</li> </ul>	<p>In relation to Existing Employment Uses, emerging Local Plan Policy EMP3 states: "On land in existing employment use, there will be a presumption in favour of retaining that use". It is clear from adopted and emerging planning policies (which are intended to cover the period to 2040) that, in order to enable a change of use of an existing business unit, it is the local planning authority's clear intention that it should be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Plan period. Policy FNP8 is therefore in general conformity with the strategic policies of the Local Plan. Engagement with local businesses (Neighbourhood Plan Business Survey, 2022) and evidence from the wider market (Sevenoaks Economic Needs Study, 2022) shows continued demand within the District and the Parish for commercial premises. The presence of businesses is important to the sustainability of Fawkham Parish and a number of businesses have long term associations with the Parish. Businesses provide local employment opportunities and the Parish Council are keen that Fawkham retains a thriving local economy rather than becoming a dormitory area.</p> <p><b>Point 2:</b> It is for the Parish Council to determine the content of policies in the Neighbourhood Plan based on evidence, local aspirations and constraints provided they take into account the NPPF and are in generally conform with the strategic policies of the adopted Local Plan. Policy FNP8 is in general conformity with the strategic policies of the Local Plan.</p> <p><b>Item E.</b> The District Council has misquoted or misunderstood the NPPF in relation to traffic impact. It should be noted that the latest revision to the NPPF draws attention to the separate test of highway safety (Para 115 ' –unacceptable impact'). The impact on highway safety does not have to be 'severe'. The criterion is in accordance with the NPPF.</p> <p><b>Point 3:</b> It is inaccurate to state that this part of the policy goes further than national and local policy and that there is no mention of tourism in the Local Economy Evidence Report. In accordance with the NPPF (Paragraph 89), the Neighbourhood Plan recognises that business sites to meet local business needs in rural areas may have to be found beyond existing settlements, and in locations that are not well served by public transport. The defined business sites and other businesses within the Plan area are situated away from existing settlements.</p> <p>Adopted Core Strategy Policy SP8 (c) specifically gives priority to business uses, or tourist facilities, in the conversion of buildings in the rural area. Policy FNP8 has taken into account the NPPF and is in general conformity with the strategic policy of the Local Plan.</p> <p>Brands Hatch Hotel and the pub/b&amp;b are mentioned in the Introduction to the Local Economy Evidence Report.</p>

**RESPONSES TO THE REGULATION 14 CONSULTATION**

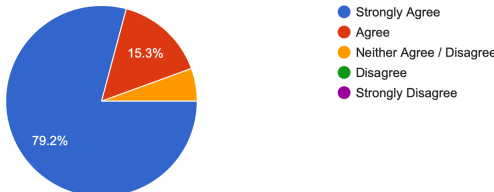
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
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**LEISURE AND WELLBEING**

**POLICY FNP11: Protection of Fawkham Village Hall**

	<p>Questionnaire summary</p>	<p>Question 14: Policy FNP11 - Protection of Fawkham Village Hall The loss of the village hall community building will be resisted unless it can b...e elsewhere. What is your view on Policy FNP11? 70 responses</p>  <table border="1"> <caption>Survey Results for Policy FNP11</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>87.1%</td> </tr> <tr> <td>Agree</td> <td>10%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>~1%</td> </tr> <tr> <td>Disagree</td> <td>~1%</td> </tr> <tr> <td>Strongly Disagree</td> <td>~1%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	87.1%	Agree	10%	Neither Agree / Disagree	~1%	Disagree	~1%	Strongly Disagree	~1%	<p>This Policy is strongly supported. No comment made by the 1 respondent who disagreed so unable to respond.</p>
Response	Percentage														
Strongly Agree	87.1%														
Agree	10%														
Neither Agree / Disagree	~1%														
Disagree	~1%														
Strongly Disagree	~1%														

74	<p>Sevenoaks District Council</p>	<p>Policy FNP11 – Protection of Fawkham Village Hall</p> <ul style="list-style-type: none"> <li>It is unclear how this policy adds to existing local policy in the Core Strategy and therefore it is considered that this policy is an unnecessary repeat. Core Strategy Policy LO7 (Development in Rural Settlements) states: <i>“The loss from rural settlements of services and facilities that serve the local community will be resisted where possible. Exceptions will be made where equivalent replacement facilities are provided equally accessible to the population served, or where it is demonstrated, through evidence submitted to the Council that the continued operation of the service or facility is no longer financially viable”.</i></li> </ul>	<p>It is for the Parish Council to determine which policies it considers necessary in formulating the Neighbourhood Plan based on evidence, local aspirations and constraints provided they take into account the NPPF and generally conform with the strategic policies of the adopted Local Plan. It is acknowledged that the District Council considers that Policy FNP11 is in general conformity with the strategic Core Strategy policy. The Policy is strongly supported by the local community. The policy adds detailed local interpretation to Policy LO7 by identifying a key community asset which the Parish Council and the local community wish to retain.</p>
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RESPONSES TO THE REGULATION 14 CONSULTATION															
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>												
<b>POLICY FNP12: Protection of Public House</b>															
	Questionnaire summary	<p>Question 15: Policy FNP12 - Protection of Public House The loss of The Rising Sun Inn public house will be resisted. Exceptions will be made whe...on the site. What is your view on Policy FNP12?</p> <p>72 responses</p>  <table border="1"> <caption>Survey Results for Policy FNP12</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>79.2%</td> </tr> <tr> <td>Agree</td> <td>15.3%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>15.3%</td> </tr> <tr> <td>Disagree</td> <td>0%</td> </tr> <tr> <td>Strongly Disagree</td> <td>0%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	79.2%	Agree	15.3%	Neither Agree / Disagree	15.3%	Disagree	0%	Strongly Disagree	0%	This Policy is strongly supported, with none disagreeing.
Response	Percentage														
Strongly Agree	79.2%														
Agree	15.3%														
Neither Agree / Disagree	15.3%														
Disagree	0%														
Strongly Disagree	0%														
75	Julian Blackman	As we are a very small village for us that live in Fawkham Green it's a major asset, for the times we use it neither of us have to drive.	Noted												
76	Jenny Smith-Spark	It creates night lighting problems, parking pressure and noise from customers outside the building	Noted												

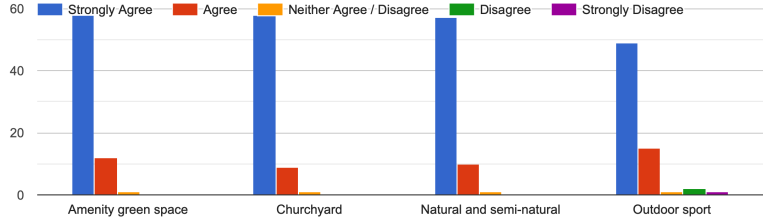


RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
77	Sevenoaks District Council	As above, it is considered that this policy is an unnecessary repeat of Policies LO7 of the Core Strategy and the tests for loss of business uses at ADMP Policy EMP5.	It is for the Parish Council to determine which policies it considers necessary in formulating the Neighbourhood Plan based on evidence, local aspirations and constraints provided they take into account the NPPF and generally conform with the strategic policies of the adopted Local Plan. It is acknowledged that the District Council considers that Policy FNP12 is in general conformity with the strategic Core Strategy policy. The Policy is strongly supported by the local community. The policy adds detailed local interpretation to Policy LO7 by identifying a key community asset which the Parish Council and the local community wish to retain.

**RESPONSES TO THE REGULATION 14 CONSULTATION**

No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
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**POLICY FNP13: Protection of Open Space, Sport and Recreation Facilities**

<p>Questionnaire summary</p>	<p>Question 16: Policy FNP13 - Protection of Open Space, Sport and Recreation Facilities Open space, as defined on Map 9 and Appendix 2, will be retained...iew on Policy FNP13 for each type of open space?</p>  <table border="1"> <caption>Survey Results for Question 16</caption> <thead> <tr> <th>Open Space Type</th> <th>Strongly Agree</th> <th>Agree</th> <th>Neither Agree / Disagree</th> <th>Disagree</th> <th>Strongly Disagree</th> </tr> </thead> <tbody> <tr> <td>Amenity green space</td> <td>58</td> <td>12</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Churchyard</td> <td>58</td> <td>10</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Natural and semi-natural</td> <td>58</td> <td>10</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Outdoor sport</td> <td>50</td> <td>15</td> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table> <p><i>Figures above are number of respondents</i></p>	Open Space Type	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree	Amenity green space	58	12	1	0	0	Churchyard	58	10	1	0	0	Natural and semi-natural	58	10	1	0	0	Outdoor sport	50	15	1	1	1	<p>This Policy is strongly supported.</p>
Open Space Type	Strongly Agree	Agree	Neither Agree / Disagree	Disagree	Strongly Disagree																											
Amenity green space	58	12	1	0	0																											
Churchyard	58	10	1	0	0																											
Natural and semi-natural	58	10	1	0	0																											
Outdoor sport	50	15	1	1	1																											
<p>78</p>	<p>Karin Proudfoot</p> <p>Sports facilities at Corinthians are more for the wider area, not Fawkham in particular. Extension of these facilities would not be a good idea.</p>	<p>Noted</p>																														
<p>79</p>	<p>Christopher Proudfoot</p> <p>Far too much sports grounds already</p>	<p>Noted</p>																														
<p>80</p>	<p>Jenny Smith-Spark</p> <p>In sports settings noise from public address systems should be monitored</p>	<p>Noted</p>																														
<p>81</p>	<p>Lucie Sleeman</p> <p>The Churchyard itself is owned by the Diocese of Rochester so I wonder whether it should be included here technically?</p>	<p>All open spaces have been included regardless of ownership; churchyards are one of the standard national typologies</p>																														
<p>82</p>	<p>Kirsty Patterson</p> <p>Not sure how you will measure 'equivalent value to the community'</p>	<p>Judgement is normally based on quantity, quality and accessibility.</p>																														

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
83	DHA on behalf of The Billings Group	In respect of leisure provision, there is no reference to the sports provision provided by our clients who own and manage Corinthian Sports Club and Redlibbets Golf Club at significant cost and without parish assistance. Given the absence of parish sports provision, the plan should go further and make specific reference to supporting development that will help ensure that these facilities remain viable.	<p>Corinthian Golf Club, Redlibbets Golf Club and the playing pitches of Corinthian Sports Club are included in detail in the Open Spaces Evidence Report and referenced on Map 9 and under the heading “Land Associated with Outdoor Sports Facilities” within the Neighbourhood Plan. The Neighbourhood Plan seeks to retain the Parish’s open space, sport and recreation facilities, including the Corinthian Golf Club, Redlibbets Golf Club and the playing pitches of Corinthian Sports Club. Policy FNP13 permits enhancements to such facilities where appropriate, including any impact on the Green Belt.</p> <p>Corinthian Sports Club is one of the facilities included in the Indoor Leisure Evidence Report.</p>
84	Woodland Trust	<p>We support this policy</p> <p>We welcome inclusion of some important ancient woodland areas, including Hatchfield, Hopkins Spring, Horton, Parkfield and Pennis Woods, as well as the Trust's own sites, on the list of Natural and Semi-Natural Open Spaces.</p> <p>As part of the local management plan, The Trust will ensure the public can continue to enjoy open access to our woods by maintaining the entrances and providing an appropriate level of signage. An annual path cut will help maintain the public and informal footpaths throughout the wood and annual inspections will check that paths and visitor infrastructure such as gates and stiles remain safe and enjoyable for all visitors to the site. We recognise that public access to these woodlands is important to enable local people to enjoy the natural environment close to where they live.</p>	Noted

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
85	Fawkham and District Historical Society	<p>I feel Church Meadow should be included in the list of Amenity Green Spaces.</p> <p><u>Open Spaces Evidence Report</u></p> <p>C1 St Mary’s Churchyard: the pond is not owned by the church and should be included as part of A1 Baldwins Green. (I don’t know who the owner is!) Not all of C1 is consecrated ground and thus is not part of the church yard. Not consecrated is the part between the pond and the path from the lych gate to the church.</p> <p>A consecration stone situated half way up Castle Hill marks the extent of the consecrated ground and perhaps the boundary between C1 and N1 should reflect this.</p>	<p>Church Meadow has been categorised as Natural and Semi-Natural Open Space which has the same protection status under Policy FNP13 as Amenity Green Space.</p> <p>The pond is unregistered land; Baldwins Green is registered common land, which does not include the pond, and so A1 is correct. The pond is visually part of the churchyard, as is the unconsecrated part between it and the lych gate, which is managed by the church in the same way as the consecrated part, and contains compost bins for the churchyard and a number of memorial trees. A boundary between the consecrated and unconsecrated part is unmarked.</p> <p>The boundary between C1 and N1 is depicted correctly on Map 9 and Appendix 2, positioned at the point where the consecration stone is situated.</p>
86	Sevenoaks District Council	<ul style="list-style-type: none"> <li>• The protection of the identified sites, beyond local policy, needs to be clearly justified through evidence.</li> <li>• Recommend to maintain flexibility with this policy – consideration to an alternative to re-provision – e.g. where it is demonstrated that there is no reasonable prospect of future take up.</li> <li>• SDC are currently undertaking a Playing Pitch and Outdoor Sports Strategy and an Indoor Built Facilities Strategy which will look at different types of sports provision across the District.</li> </ul>	<p>Core Strategy Policy SP 10 seeks to retain open space which includes amenity open space, natural and semi natural open space, outdoor sports facilities and churchyards (exactly the typologies of open space the Neighbourhood Plan seeks to protect). Policy SP10 goes on to state:  <i>Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.</i></p> <p>Policy FNP13 is based on up to date evidence which has been passed to Sevenoaks District Council for inclusion in an up to date evidence base and is in general conformity with the strategic Core Strategy Policy SP10.</p>

**RESPONSES TO THE REGULATION 14 CONSULTATION**

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**POLICY FNP14: Protection of Existing Public Rights of Way and Historic Routeways**

	Questionnaire summary	<p>Question 17: Policy FNP14 – Protect existing Public Rights of Way and historic routeways The alignment and character of existing public rights o...nd enhanced. What is your view on Policy FNP14? 71 responses</p> <table border="1"> <caption>Survey Results for Question 17</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>83.1%</td> </tr> <tr> <td>Agree</td> <td>16.9%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>0%</td> </tr> <tr> <td>Disagree</td> <td>0%</td> </tr> <tr> <td>Strongly Disagree</td> <td>0%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	83.1%	Agree	16.9%	Neither Agree / Disagree	0%	Disagree	0%	Strongly Disagree	0%	This Policy is strongly supported, with none disagreeing.
Response	Percentage														
Strongly Agree	83.1%														
Agree	16.9%														
Neither Agree / Disagree	0%														
Disagree	0%														
Strongly Disagree	0%														
87	Julian Blackman	We do walk in the area and as the roads are not always suitable to walk on these are a major asset.	Noted												
88	Jenny Smith-Spark	Permitted right of way from opposite Fawkham Green garage to the stile entrance of Saxon's and Cages woods should be restored to keep pedestrians safe from walking along Fawkham Green Road to the Woodland Trust main entry point	This path across a field is shown on SDC's mapping tool, although not as a PROW. Further details were obtained from the respondent and there is no evidence of it being used as a permissive path in recent years. Enquiries have been made with the landowner, who advises that the field is currently rented out for horse grazing and that it would not be compatible to allow permitted access whilst that use in place. Should the use change in the future, the landowner advises they will look at this issue again, and are sorry they cannot accommodate this at this time.												
89	DHA on behalf of The Billings Group	Repetition of requirements covered by other legislation and policy that offers no additional value or protection.	The Policy and associated reasoned justification complement legislation and the NPPF and apply more locally-specific detail by identifying the Public Rights of Way in the Parish to be protected as defined on Map 10. The PROW are well used by parishioners and the policy is strongly supported locally.												

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No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
90	Edward Taylor	Unless the current route adversely affects the enjoyment of residential properties (running through private gardens)	As an exception to policy, a caveat should be introduced if an existing route causes substantial harm to existing private amenity space.  Policy FNP14 – Protection of existing Public Rights of Way and historic routeways  The alignment and character of existing public rights of way and historic routeways, as shown on Map 10, will be protected and enhanced <b>unless the alignment causes substantial harm to existing private amenity space by way of overlooking and loss of privacy.</b>
91	Kent County Council	<p>The County Council recognises that Objective 12 aims 'To protect and enhance open space and the network of footpaths serving the Parish'. This is to be satisfied by Policy FNP14: Protection of existing PRow and historic routeway – “The alignment and character of existing public rights of way and historic routeways, as shown on Map 10, will be protected and enhanced.” However, the draft Neighbourhood Plan does not detail what form this protection and enhancement will take, how such will be delivered, or how the condition of the PRow network will be monitored to determine the success of the policy. The Neighbourhood Plan Steering Group is advised to consider these points and revise the draft Neighbourhood Plan accordingly, prior to its Regulation 16 consultation.</p> <p>Possible ways to enhance the local PRow network include creating new PRow, which could assist to avoid using the local road network, and upgrading the status of certain existing PRow from Public Footpath to Public Bridleway. The latter would establish public rights to use these routes by cyclists and horse riders, therefore providing a valuable facility that presently does not exist in the parish (there are currently no Public Bridleways in the parish). The supplementary Informal Outdoor Recreation Evidence Report identifies “at least a dozen stables” within the parish, however, the lack of bridleways will limit equestrian access to and enjoyment of the countryside, which many would consider a character of rural environments. The County Council would therefore encourage reference to the County Council ROWIP, specifically Action 2.5 - “work to secure higher status routes (bridleway, restricted byway) to provide access for the greatest range of users”.</p>	<p>Although the County Council wish to encourage reference to the County Council ROWIP in the Neighbourhood Plan, this is already referenced within the Public Rights of Way section of the Plan.</p> <p>Protection would be a result of objecting to proposed loss, diversion or change of character of PRow. Enhancement by replacing stiles with gates and improved signposting is detailed in Project FP 15. FPC conducts an annual inspection of the PRow within the Parish, which will continue to monitor the condition.</p> <p><b>Add new Para. After the reference to Kent County Council's Rights of Way Improvement Plan 2018 – 2028:</b></p> <p><b><i>Fawkham Parish Council conduct an annual inspection of the PRow within the Parish, which will continue to monitor their condition through the Plan period and Neighbourhood Plan Project FP15 seeks improvements to the Parish's ProWs with the support of Kent County Council and landowners.</i></b></p> <p>Re bridleways - there are a number of off road hacking facilities in the local area, and a BOAT just outside the Parish boundary in Horton Wood which is well used by the equestrian community. No issues have been raised as part of the Neighbourhood Plan process around equestrian access.</p>

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
92	Woodland Trust	We support this policy	Noted
93	Sevenoaks District Council	<ul style="list-style-type: none"> <li>If the KCC Public Rights of Way team have not already commented on this policy, advice will need to be sought as to whether this is deliverable.</li> <li>If deliverable, this policy will need to be made more flexible to include circumstances where alignment can be modified (e.g. for safety or privacy reasons). At the moment this goes beyond PRoW policy in restricting all amendments to routes.</li> </ul>	<p>Protection would be a result of objecting to proposed loss, diversion or change of character of PRoWs. Enhancement by replacing stiles with gates and improved signposting is detailed in Project FP 15. FPC conducts an annual inspection of the PRoW within the Parish, which will continue to monitor the condition.</p> <p><b>Add new Para. After the reference to Kent County Council's Rights of Way Improvement Plan 2018 – 2028:</b></p> <p><b><i>Fawkham Parish Council conduct an annual inspection of the PRoW within the Parish, which will continue to monitor their condition through the Plan period and Neighbourhood Plan Project FP15 seeks improvements to the Parish's ProWs with the support of Kent County Council and landowners.</i></b></p> <p>The annual monitoring of the PROW in the Parish has not identified any safety issues which would require diversion of any of the existing footpaths. However, as an exception to policy, a caveat should be introduced if an existing route causes substantial harm to existing private amenity space.</p> <p><b>Amend Policy FNP14</b></p> <p>Policy FNP14 – Protection of existing Public Rights of Way and historic routeways</p> <p>The alignment and character of existing public rights of way and historic routeways, as shown on Map 10, will be protected and enhanced <b><i>unless the alignment causes substantial harm to existing private amenity space by way of overlooking and loss of privacy.</i></b></p>

**RESPONSES TO THE REGULATION 14 CONSULTATION**

No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
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**LOCAL INFRASTRUCTURE**

**POLICY FNP15: Securing Infrastructure**

	Questionnaire summary	<p>Question 18: Policy FNP15 - Securing Infrastructure A proposal for development will be expected to ensure provision of the necessary social, physic...evlopment. What is your view on Policy FNP15?                      73 responses</p> <table border="1"> <caption>Survey Results for Policy FNP15</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>75.3%</td> </tr> <tr> <td>Agree</td> <td>20.5%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>4.2%</td> </tr> <tr> <td>Disagree</td> <td>0%</td> </tr> <tr> <td>Strongly Disagree</td> <td>0%</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	75.3%	Agree	20.5%	Neither Agree / Disagree	4.2%	Disagree	0%	Strongly Disagree	0%	This Policy is strongly supported, with none disagreeing.
Response	Percentage														
Strongly Agree	75.3%														
Agree	20.5%														
Neither Agree / Disagree	4.2%														
Disagree	0%														
Strongly Disagree	0%														
94	Julian Blackman	Still do not want any developments	Noted												
95	Jenny Spark-Smith	There should be a mains gas supply along Fawkham Green environs to Baldwins Green	Noted; gas supply is outside the scope of a Neighbourhood Plan												
96	Kirsty Patterson	I don't believe developers ever truly do this. The taxpayer picks up the cost. But I'd like to see some progress and maybe a neighbourhood plan will help here?	Noted												



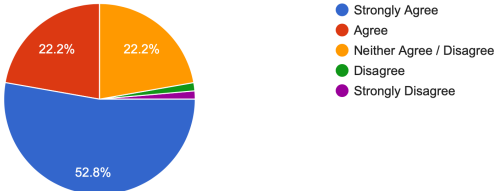
RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	<b>Parish Council Response</b> <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
97	Kent County Council	<p>PRoW: The Neighbourhood Plan has positively identified within this section that funding for local improvements could be secured from various sources. It identifies opportunities to enhance the parish, with potential projects listed in Appendix 3. The County Council understands that these sections are referring to the Open Space Assessment Audit within the Supporting Documentation, as 'Ideas for improvement' are listed for each site. If the Open Space Assessment Audit is regularly updated, it will evidence the parish's need for improvement when Sevenoaks District Council seeks to deliver any future Infrastructure Development Plan and therefore any funding available. It will also be useful if the County Council seeks to enhance access in the parish. Possible projects could include the upgrade of Public Footpaths to Public Bridleways; replacing existing Public Footpath stiles with gaps or gates (as stated in the 'Leisure and Wellbeing' section on PRoW); or laying compacted stone surfacing. The County Council would welcome the opportunity to engage with the Neighbourhood Plan Steering Group in order to take such projects forward. The Neighbourhood Plan Steering Group may wish to consider working with neighbouring parish councils to develop and deliver access schemes, as this would likely enable resources to be pooled to benefit residents of more than one parish. The potential for Fawkham Parish residents to access other neighbourhoods, such as Hartley or New Ash Green, to enjoy wider local services as much as recreation, would be greatly enhanced.</p> <p>The Neighbourhood Plan Steering Group is advised to adopt the County Council's suggestions, as this will support the County Council's aims to enhance off-road access within Kent. It will also encourage the concept of active travel, which is a key policy for the County Council, and is expected to be part of Sevenoaks District Council's emerging Local Plan 2040. The County Council would recommend that reference is made to active travel, given the need to acknowledge and conform to local planning policy. It is advised that a glossary is created, including the definition of active travel contained within the Active Travel Strategy. This will ensure that references are consistently interpreted so developers and Sevenoaks District Council give it due weight in preparing and determining future planning applications</p>	<p>Noted. The Parish Council is pleased to receive confirmation that the County Council would welcome the opportunity to engage in order to take such projects forward.</p> <p><b>Amend Project FP15 to include reference to <i>working with adjoining Parishes</i>.</b></p> <p>Whilst not a land use policy, the Parish Council supports the aims of the Kent County Council Active Travel Strategy and a statement can be added to the explanatory text.</p> <p><b>Add to the following sentence after the bullet points about the RoWIP:</b>  <b><i>Fawkham Parish Council supports the aims of the Kent County Council Active Travel Strategy, while recognising that the Parish's PRoW are mostly used for leisure purposes.</i></b></p>

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98	Sevenoaks District Council	Recommended to add the term 'appropriate infrastructure' here, as the infrastructure required, if any, will depend on the development type.	<p>The Community Infrastructure Levy is collected to fund infrastructure which the local planning authority* has deemed to be necessary to support development. It is not intended to make individual planning applications acceptable in planning terms. As a result, some site-specific impact mitigation may still be necessary for a development to be granted planning permission. Some of these needs may be provided for through the levy but others may not, particularly if they are very local in their impact. There is still a legitimate role for development specific planning obligations, even where the levy is charged, to enable a local planning authority to be confident that the specific consequences of a particular development can be mitigated. The term necessary therefore accurately reflects the conditions in which contributions towards infrastructure are sought.</p> <p>* A % of the CIL is also used to fund infrastructure the PC deems necessary, including to help fund items on the Projects list of the Neighbourhood Plan.</p>

**RESPONSES TO THE REGULATION 14 CONSULTATION**

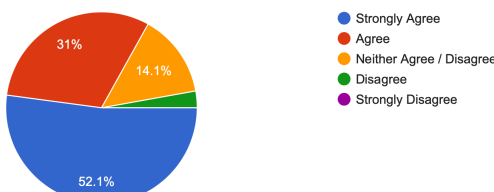
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
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**POLICY FNP16: Provision of Small Grains Residents' Parking**

	<p>Questionnaire summary</p>	<p>Question 19: Policy FNP16 – Provision of Small Grains Residents Parking Land at Small Grains, as defined in Map 11, is allocated for the provision of ...! car parking. What is your view on Policy FNP16? 72 responses</p>  <table border="1"> <caption>Survey Results for Policy FNP16</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Strongly Agree</td> <td>52.8%</td> </tr> <tr> <td>Agree</td> <td>22.2%</td> </tr> <tr> <td>Neither Agree / Disagree</td> <td>22.2%</td> </tr> <tr> <td>Disagree</td> <td>-</td> </tr> <tr> <td>Strongly Disagree</td> <td>-</td> </tr> </tbody> </table>	Response	Percentage	Strongly Agree	52.8%	Agree	22.2%	Neither Agree / Disagree	22.2%	Disagree	-	Strongly Disagree	-	<p>This Policy is strongly supported, with only 2 respondents disagreeing/strongly disagreeing.</p>
Response	Percentage														
Strongly Agree	52.8%														
Agree	22.2%														
Neither Agree / Disagree	22.2%														
Disagree	-														
Strongly Disagree	-														
99	Julian Blackman	<p>I live with my property backing onto small grains, and a lot of the time it's a mess with cars parked on the grass and mud where there should be grass. It requires sorting, but a request is the I have a three meter buffer zone to my boundary as currently I have cars parking against the fence. This would aid someone climbing over the fence. Also years ago a car caught fire but luckily my fence was only scolded and charred.</p>	<p>SDC has measured this as 2.72m at the closest point. The respondents have been contacted and have confirmed they are happy with that distance (see also no.102). Only one house backs onto the proposed parking area to the west; there is c.6m from the fence of the property to the north, and there are none to the south. To the east are the front gardens of Small Grains properties, which have low/no fencing to their boundaries.</p>												
100	Jenny Smith-Spark	<p>All houses have two cars nowadays and properly laid parking bays are far preferable to residents cars being parked on the Small Grains green or the mowed edges round the bungalows. The KCC maintained green pathway along Fairview Cottages is now always parked on and an eyesore of muddy tracks in wet weather. Pedestrians cannot use this pathway any more. I strongly agree with the parking spaces for Small Grains as long as there is substantial boundary fencing to avoid 'creep' of this facility. It would need to be maintained to prevent sections being dismantled to afford parking over and above the 17 bays allocated.</p>	<p>Noted; The Neighbourhood Plan already states that 'the parking areas would be segregated from the amenity open space by wooden barriers which would protect the rest of the amenity green space.'</p>												
101	Alun Evans	<p>Do not think this is appropriate.</p>	<p>Noted. This Policy is strongly supported within the Parish.</p>												

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102	Amanda Blackman	I only agree to the parking if our boundary fence is respected with at least a 3 meter distance from our fence to any parking spaces.	SDC has measured this as 2.72m at the closest point. The respondents have been contacted and have confirmed they are happy with that distance (see also no.102). Only one house backs onto the proposed parking area to the west; there is c.6m from the fence of the property to the north, and there are none to the south. To the east are the front gardens of Small Grains properties, which have low/no fencing to their boundaries.
103	Sevenoaks District Council	Has a site assessment been undertaken to demonstrate the need for a car park in this location and to demonstrate site suitability (including an assessment of land use constraints), availability and deliverability. This allocation will need to be fully justified.	This allocation is justified as explained on page 60. A highway design has been drawn up by a consultancy of highway engineers to meet KCC standards. No objection has been raised by KCC to the proposal.

### Appendix 1: Boundary Treatment Good Practice Guide

Questionnaire summary	<p>Question 20: What is your view on the Boundary Treatment: Good Practice Guide, contained in Appendix 1? 71 responses</p>  <p>Legend:</p> <ul style="list-style-type: none"> <li>Strongly Agree (52.1%)</li> <li>Agree (31%)</li> <li>Neither Agree / Disagree (14.1%)</li> <li>Disagree</li> <li>Strongly Disagree</li> </ul>	The Good Practice Guide is strongly supported, with only 2 respondents disagreeing/strongly disagreeing.	
104	Jenny Spark-Smith	I strongly agree with the suggested materials and styles of residential boundary fencing to retain a rural character to our village and avoid dangerous brick walls on narrow stretches.	Noted

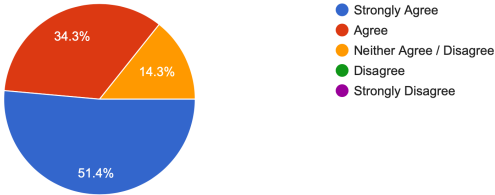
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105	Gary Hefferon	Residents have been forced to change the access to their properties because of the condition of the Valley road and to more generally improve security and safety. Whilst the ideal is understood it should not be imposed because the reasons residents go to such measures have either gone unaddressed or are indeed now un-addressable as result of the conditions (traffic) created by modern living.	This Policy is strongly supported within the Parish. The guidance is not against providing safe access to, or egress from, the highway or improved security.
106	Richard Harvey	Although I appreciate the sentiment of the Boundary Treatment: Good Practice Guide, the level of crime in the area makes it difficult to leave open boundaries with no CCTV deterrent.	This Policy is strongly supported within the Parish. The guidance is not against providing safe access to, or egress from, the highway or improved security. The Guide is not against CCTV.
107	Paul Blacker	Could not access document	Respondent was subsequently sent the document; no further comments received.

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108	Sevenoaks District Council	<p>Appendix A – Boundary Treatment Good Practice Guide</p> <ul style="list-style-type: none"> <li>• Many of the features included to avoid would be considered permitted development and could not be controlled. Some works such as some CCTV, lighting etc. may not even be considered development.</li> <li>• Agree with what this is trying to achieve and this could be good guidance for residents, however this is not something to control. For example, of the final two photos – the image on the left and possibly the one on the right would not require planning permission.</li> <li>• Recommended to annotate photos to clearly describe what is being shown – are they positive or negative examples?</li> </ul>	<p>This is a Good Practice Guide aimed at an acknowledged issue of urbanising the rural character of the lanes and hence the wider landscape. The Guide can be used as an example for all new boundary treatments. Policy FNP4 - Rural Lanes will only apply to development which requires planning permission.</p> <p><b>For clarity expand/amend Preferred features in Appendix 1:</b></p> <ul style="list-style-type: none"> <li>- <b>Low</b> wooden fencing...</li> <li>- <b>High wooden gates set well back from the highway so as not to dominate the street scene</b></li> </ul> <p>The image on the left shown under “features to be avoided” was subject to retrospective planning application 21/01579 and it was noted in the Officer’s report that <i>“the fencing, walls and gates at the point of access are inappropriate. The fencing and gates are close timber boarded, which restricts any views into or across the site. They do not therefore preserve the openness of the Green Belt”</i>. However, very special circumstances were found which outweighed the harms arising from the gates and fencing to the Green Belt.</p> <p>The image on the right required planning permission for the installation of the two brick pillars adjacent to the road and the eight panels of railings, due to their height, and followed the removal of the hedge which previously marked the boundary between the property and the road.</p>

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**Appendix 3: Projects**

	Questionnaire summary	<p>Question 21: What is your view on the Projects - Opportunities leading on from the Neighbourhood Plan, contained in Appendix 3? 70 responses</p>  <p>Legend:  <span style="color: blue;">●</span> Strongly Agree  <span style="color: red;">●</span> Agree  <span style="color: orange;">●</span> Neither Agree / Disagree  <span style="color: green;">●</span> Disagree  <span style="color: purple;">●</span> Strongly Disagree</p>	The Projects are strongly supported.
109	Jackie Watson	I couldn't see what projects were being referred to	Projects can be found at Appendix 3 of the draft Plan
110	Paul Blacker	Could not access document	Respondent was subsequently sent the document; no further comments received.
111	Alun Evans	Agree with some disagree with others	Noted

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112	Kirsty Patterson	<p>i) Connectivity via a continuous footpath for residents to access Longfield and West Kingsdown must be a priority in the plan/project list</p> <p>ii) a hopper bus must also be in there. These are critical to free up local people from their cars, relieve pressure on the roads and improve the social wellbeing and career opportunities of residents with school age children and older residents who might like to get around more independently. It will also help the hotel and pub access a greater pool of staff. It's common sense these two things need to happen for this community to be sustainable.</p>	<p>i) A footpath to Longfield was looked into in detail around 10 years ago. However, it did not prove possible to create one. It is 2.7 miles from Small Grains to Longfield and would take about an hour to walk following the route of the lane along the valley bottom. It is possible to walk to Longfield (or Hartley) from Small Grains almost entirely on PRoWs, although the route is longer than along the lane, steeply uphill in places, via unmade paths across fields and unlit. FPC agrees a Highways Improvement Plan (HIP) with KCC Highways each year, and the HIP for 2024 will include a request for safety improvements to the footway which runs from Michaels Lane to the Primary School.</p> <p>ii) a bus service is outside the scope of a Neighbourhood Plan, although it could be addressed as a project. In 2023, bus services were removed/reduced from the closest settlements. In response, a survey on bus services undertaken by DC Perry Cole, member for Hartley and Hodsoll Street, early in 2023 to support a bid for funding for a community bus service. Unfortunately, the bid proved unsuccessful. However, FPC remains in contact with Cllr Cole over possible future opportunities for bus services.</p> <p><b>Add to Appendix 3 Project FP23: Opportunity - Continue to explore options for bus services; Further information - A survey on demand for bus services was conducted by DC Perry Cole, member for Hartley and Hodsoll Street, early in 2023 in response to the reduction/removal of services from local settlements. A bid for funding from KCC for a community bus service was made which proved unsuccessful. However, FPC remains in contact with Cllr Cole over possible future opportunities for bus services; Potential Partners: DC Perry Cole, local Parish Councils</b></p>
113	Edward Taylor	These need to be assessed on their own merits.	Noted
114	CPRE Kent	For information: In connection with FP6, Susan Pittman, our Secretary, has expert knowledge of Ancient and Veteran Trees	Noted, thank you



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115	Kent County Council	Highways and Transportation: The County Council, as Local Highway Authority, notes that Fawkham Parish Council has a Highway Improvement Plan (HIP) which has been developed in association with the County Council's Highway Improvements Team. The HIP covers the transport issues highlighted within this draft Neighbourhood Plan, and the Local Highway Authority will continue to work with the Parish Council through the HIP process.	Noted; FPC is awaiting further contact from KCC Highways on the latest Highways Improvement Plan.
<b>Other issues which should be covered by the Neighbourhood Plan</b>			
116	Chris Young	There should be traffic calming the whole length of Valley Road	Noted, however traffic calming is outside the scope of a Neighbourhood Plan. FPC agrees a Highways Improvement Plan (HIP) with KCC Highways each year, and was recently successful in its campaign to reduce the speed limit outside the school, which was reduced from 40 to 30mph in 2022. This followed a review by KCC Highways of the speed limit along the entire length of main lane in 2021. It should be noted that traffic calming schemes also require lighting. It is therefore considered unlikely that any further changes will be possible at this time.
117	Caroline Vaughan	speed limits	Noted, however speed limits are outside the scope of a Neighbourhood Plan. FPC was recently successful in its campaign to reduce the speed limit outside the school, which was reduced from 40 to 30mph in 2022. This followed a review by KCC Highways of the speed limit along the entire length of main lane in 2021. It should be noted that traffic calming schemes also require lighting. It is therefore considered unlikely that any further changes will be possible at this time.
118	Lawrence Moss	Broadband and Mobile Phone services	Noted. Broadband and Mobile Phone services were considered for inclusion within the scope of the Neighbourhood Plan, however, they are outside the scope of a Neighbourhood Plan and a decision was made not to pursue investigations.
119	Bob and Cas Mitchell	The amount of heavy goods traffic using Valley Road when Dartford Tunnel has queues	Noted, however traffic volume/weight restrictions are outside the scope of a N Plan. In 2019, FPC introduced a Lorry Watch scheme and worked with KCC on improved signage regarding the "7.5T except for access" weight restriction at the southern end of the Parish and on the A20 (the primary route leading to it from the M20/M25).

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120	Jenny Spark-Smith	The use of Valley Road as a high speed police car emergency route should be discontinued. The lane is too narrow and hedged for other vehicles to be able to move quickly out of the way of speeding police and emergency vehicles. It is a dangerous practice for residents Turning in/out of drives and for pedestrians with no walkway to take refuge on.	Noted, however the use of a road for emergency services is outside the scope of a Neighbourhood Plan. It is noted that no accidents have been reported as a result of such use.
121	Allen John Dyne	I feel that ensuring the 'Rising Sun's Survival' is important for our village.	Noted; see Policy FNP12
122	Sophie Wyles	I am concerned about the amount of nitrous oxide canisters in the area. Not sure if they are still evident in the church car park but they used to be and the canisters are all over the lanes.	Noted, however this issue is outside the scope of a Neighbourhood Plan
123	Jackie Watson	Traffic calming through the village. A 30mph sign written in the road and a very slight hump, just passed the garage, that took 3 days to complete, has had no effect on traffic calming. Horse owners and walkers are put off coming through the village because traffic is so busy and fast. Something that calms rather than stop/start similar to Cobham village would be great.	Noted, however traffic calming is outside the scope of a Neighbourhood Plan. FPC agrees a Highways Improvement Plan (HIP) with KCC Highways each year. The 30mph gateway signage referred to results from a re-engineering of the “gateway” in 2022, in response to issues the PC raised within the HIP. It should be noted that traffic calming schemes also require lighting.

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124	Jon Russell	<p>I think the current plan is very good. However, I feel there two missing things I would like to see if the local plan, unless I missed them.</p> <p>* The plan does not mention to changing demographic of the parish. Since we have lived here the ages of the residence has changed, and got younger, I believe. There are more children and teenagers now, and don't think this is mentioned or addressed in the plan. We should be trying to accommodate the needs of the changing demographic as part of the plan. These teenagers cannot access many local facilities without needing to be driven in a car.</p> <p>* The second item, is related to the first. It is impossible to travel around the parish safely without using a car. This is bad for the environment, it impacts the sense of community, as fewer people interact with each other, and it traps local residents, both old and young, in their houses or in the parish. I believe we should have an ambition to create a network of footpaths that act as links to Longfield, New Ash Green, and Harley to allow people to safely access local businesses, public transport, school busses, and many other facilities without needing a car, and without running the risk of being killed walking along dangerous, dark, rural roads. I believe, the priority should be to create a footpath that runs the length of Valley road and would act as a central highway to access Longfield from the parish. I believe, everyone should be able to walk or cycle safely to Longfield (our closest big village with amenities, public transport links and shops) from anywhere in the parish. Thanks.</p>	<p>The 2021 Census figures show a slight decrease in the population, from 578 in 2011 to 553. The demographic is ageing: the number of people under 15 has remained similar (95 in 2011, 98 in 2021), the number aged between 16 and 64 has decreased by 12%, whereas those aged 65 and over has increased by 16%. Please see the response to comment 158 for further details.</p> <p>A footpath to Longfield was looked into in detail around 10 years ago. However, it did not prove possible to create one.</p> <p>It is 2.7 miles from Small Grains to Longfield and would take about an hour to walk following the route of the lane along the valley bottom. It is possible to walk to Longfield (or Hartley) from Small Grains almost entirely on PRoWs, although the route is longer than along the lane, steeply uphill in places, via unmade paths across fields and unlit.</p> <p>FPC agrees a Highways Improvement Plan (HIP) with KCC Highways each year, and the HIP for 2024 will include a request for safety improvements to the footway which runs from Michaels Lane to the Primary School.</p>
125	Gary Hefferon	<p>Outlined in previous section related to thinning hedgerows to widen sections of Valley Road, install kerbs to protect edges and improve safety for walkers and to reduce erosion of adjacent banks.</p>	<p>Noted, however such highways issues are outside the scope of a Neighbourhood Plan, and also conflicts with the Policy on Rural Lanes, which is strongly supported.</p>

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126	Alun Evans	<p>The Neighbourhood Plan is a comprehensive document and as a community Fawkham should be very grateful to Laura and those who helped her to compile it. My major concern with the Plan is not the Plan itself but the fact that Fawkham sits in the boundary of Sevenoaks District Council. It makes no logistic sense for this to be the case. Fawkham should really sit in Dartford Borough Council. Fawkham is on the very boundary of SDC this means that children can not attend any of grammar schools in SDC and also we are out of area for Dartford Boys. Gravesend boys has now amended its area which means realistically even if they pass the 11 plus boys who live in Fawkham can not attend a grammar school. In recent years the SDC planning team seem insistent on developing in Fawkham. As most people in Fawkham will use infrastructure outside the SDC area it is a simple solution for them just to agree even more development in our small hamlet. Our district councillors have no real influence in the Council and lack the inclination and knowledge to challenge the planning team. Fawkham is artificially wedded to West Kingsdown in the SDC ward. This benefits no one. There are no current SDC councillors who live in Fawkham and those who represent Fawkham are totally disinterested in helping Fawkham residents in the key issues that impact them. West Kingsdown is huge in comparison to Fawkham so our district councillors only need to rely on votes in this area to get elected. This means that the needs of Fawkham are always ignored. The only solution is for Fawkham to be transferred into the DBC area. This would enable us to have fairer representation and a council that best reflects and understands our needs especially in relation to development in the green belt.</p>	Noted

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127	Kirsty Patterson	Ponds and freshwater. The Valley has no natural freshwater ponds (only domestic ones), as far as I am aware. Ponds are vital for wildlife and can enhance the environment enormously. I understand the ponds we used to have were lost to the pollution from runoff floodwater and damage to the linings from roadworks? Please state in the Plan somewhere the need to encourage more ponds, in gardens and business grounds and new developments - as these not only deliver enormous wildlife benefits, but they can also help with regards to storing rainwater, if designed well. Additionally, I think there was something proposed by a local environment group or map around part of the village being suitable for the creation of a new 'wet woodland' area, a BAP. This would help to store excess water and create a rare, nationally important priority habitat. It would be good to see this area defined and the possibilities explored. Trees and ambient temperature/shade. We are getting to heatwaves being normalised in summer. 40 degrees in summer is predicted to become a regular occurrence. Can we state clearly that it is a priority in the village to i) retain tree cover ii) plant new trees for shade in community spaces iii) look at wildfire risks and the possible need for fire-breaks where necessary.	There are known to be three roadside ponds, all of which KCC has the right to use for surface water run off which has resulted in their deterioration in terms of biodiversity value. The desire for Nature Based Solutions style SuDS, which include ponds and swales to store excess surface water, is included within the policy on Surface Water Flooding. Any proposal to create new habitats would require the agreement of the landowner. Regarding trees and shade, the policy on Woodland, Trees and Hedgerows states in clause (a) that these should be conserved and enhanced. There are limited community spaces within the Parish, and both the village green and Small Grains amenity green space have mature trees for shade. Wildfire risks have not been assessed as part of the development of the Neighbourhood Plan and, if required, would be more appropriately undertaken at District or County wide level, in a similar way to flood risk assessment.
128	DHA on behalf of The Billings Group	The Neighbourhood Plan effectively seeks to put in place measures to stop development rather than to encourage and manage it effectively. Such an approach is outside of the scope of the NDP system and the plan needs to be forward thinking and look to allocate new land for development. Policies also need to be brought in line with national guidance and add value beyond what is already set out in established policy.	In order to meet the basic conditions of a Neighbourhood Plan, Fawkham Neighbourhood Plan policies need to have regard to national policies. The Neighbourhood Plan enables appropriate levels of development within the strategic framework of the Local Plan.
129	CPRE Kent	The Plan is comprehensive. We welcome the opportunity to work with the Parish Council on the Appendix 3 Projects where our name is mentioned.	Noted, thank you

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130	Sevenoaks District Council	<p>Monitoring and Review</p> <ul style="list-style-type: none"> <li>• There is currently no mention of frequency of review – it is good practice to write into the Neighbourhood Plan how it will be monitored and reviewed, including the frequency. Preparation of an annual monitoring report may be a useful approach. Suggest the formation of a monitoring group to be established, perhaps involving a few key stakeholders and those involved in the FNP preparation. SDC will be happy to receive updates on this process and to be consulted throughout.</li> <li>• The NPPF indicates that '<i>spatial development strategies should be reviewed to assess whether they need updating at least once every 5 years, and should then be updated as necessary</i>'.</li> <li>• Suggestion to add: "A monitoring group will be established including key stakeholders and those involved in the Neighbourhood Plan preparation. It is the intention of the Parish Council to review the FNP every 5 years".</li> </ul>	<p>The Monitoring and Review section set out the Parish Council's intentions. The degree of change anticipated, and the limitations of the Parish Council's resources mean that monitoring should occur every 5 years.</p> <p><b>Add text:</b>  Monitoring provides crucial information to establish what is happening now and whether policies are working <b><i>and will take place at least every 5 years.</i></b></p>

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<b>GENERAL COMMENTS</b>			
131	Julian Blackman	I believe the preparation of the plan has been concise and covered all the points that I would have liked to see. My concern is that, although I possibly think that most people would agree with the plan, SDC or the government will over ride any of the wishes and concerns that the villagers have and do exactly whatever they wish. Well done all involved.	Noted, thank you
132	Mandy Taylor-nandra	I feel that there should be some dog waste bins allocated as we have three greyhound kennels on Sun Hill so at least one bin in that area would be beneficial to encourage people to dispose of dogs waste instead of leaving it on the roads or scattered around the road verges. A general moan about the litter, nothing to do with the plan but more voluntary litterpickers are needed. Our beautiful lanes are blighted with rubbish, it's such a shame.	Noted. The three greyhound kennels can be written to to remind them of the need to dispose of dog waste properly, should this issue persist. FPC will consider a further dog waste bin, the supply and emptying of which would need to be met from Parish Council funds. FPC has some litter picking equipment which it is happy to lend and occasionally arranges litter picking sessions, although the lanes make it unsafe to pick litter in most of the Parish. FPC regularly requests road sweeping and litter picking by SDC.
133	Stuart and Christine Preston	Thank you and well done!	Noted, thank you
134	Richard Wheeldon	Thank you!	Noted, thank you
135	Sean Malone	It is a fantastic piece of work, well done to all involved. I'm happy to help you try and complete its approval process	Noted, thank you
136	Karen Taylor	It is obvious a lot of time, thought and energy has gone into the preparation of this draft neighbourhood plan which, as a newcomer to the area, I am very appreciative of. It is nice to know that there is a strong desire to keep the rural character of the area unspoilt now and for future generations and protect the area from being swallowed up by overdevelopment and its identity being lost. Thank you!	Noted, thank you
137	Karin Proudfoot	Very comprehensive!	Noted, thank you
138	Christopher Proudfoot	Congratulations on an amazing piece of work!	Noted, thank you

RESPONSES TO THE REGULATION 14 CONSULTATION			
No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
139	Chris Russell	Many thanks to all involved	Noted, thank you
140	Maxine Fothergill	Fully supportive of the draft Neighbourhood Plan	Noted, thank you
141	Jackie Watson	Thank you for all the effort that has been put into this Neighbourhood Plan.	Noted, thank you
142	James Hollands	Thank you for all of your hard work on this project.	Noted, thank you
143	Christine Cronk	Overall we are happy with this plan. However, any proposal affecting Small Grains should involve the residents approval.	A consultation event was held at Small Grains in August 2021 to seek the views of residents, which resulted in the parking proposal included in the draft Plan.
144	Heather Deacon	Thank you for all the work that has clearly gone into the development of the Fawkham Neighbourhood Plan.	Noted, thank you
145	Kirsty Patterson	This is an impressive piece of research work and outreach with our community. It has been eye-opening and useful to see and read so much information about Fawkham in one place. Much of the consultation and outreach has brought conversations to life and introduced me to people I'd never talked with before and I've lived in the village for 15 years. Not everyone has to agree with everything everyone else does, but it's good to have these conversations and to see a forward-looking plan taking shape. We need to know what we have, so we know what we might lose, what we want to preserve, what's at risk, where the opportunities might be and where we are going. Well done!	Noted, thank you



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No.	Respondent	Comment	Parish Council Response <b>Bold indicates recommended amendments to Neighbourhood Plan text</b> <i>Italics – proposed additional text</i> <b>Deletions – proposed deleted text</b>
146	Sophie Golding	I think this is an atrocious use of our money at a time of a cost of living crisis. I am glad whoever has written this lives in their big house with plenty of green space with no consideration of the next generation trying to earn a living and live in a house in the parish. No consideration for growth, no consideration for future businesses and opportunities, not even any consideration for outdoor sports provisions being added.	A democratic decision was made to prepare a Neighbourhood Plan, and followed engagement with residents (and was taken before the cost of living crisis began). Monitoring shows 7 dwellings have been completed within the Parish since the 2011 Census and that planning permission has been granted for a further 54 dwellings. Limited need has been identified for further housing, although, exceptionally, affordable housing can be brought forward. Local Economy policy provides for business development, and the Plan seeks to retain existing outdoor sports provision but no need has been identified for additional outdoor sports provision. The outcome of SDC's update to their report on outdoor sports provision is awaited.
147	DHA on behalf of The Billings Group	Yes, for reasons outlined our client must be involved in the discussion given their status as landowner. To be contact via myself David.Bedford@dhaplanning.co.uk	Please see response to comment 14
148	CPRE Kent	It is an excellent plan, thoroughly researched and professionally presented. In general, neighbourhood plans are seen as tools for managing development at the most local level, in accordance with national and local plan policies, but not for stopping it, whereas the Fawkham Neighbourhood Plan is focused on conservation of the carefully identified assets. This includes conservation in an active sense where there is scope for it, such as the projects for 'positive enhancement', and that is a very welcome approach. As we have said at the end of the questionnaire, for projects where CPRE has been mentioned we will look forward to contributing where we can.	Noted, thank you
149	Kent County Council	Additional Commentary:  PRoW: The County Council recognises that the draft Neighbourhood Plan does not propose to allocate sites for development within the parish. The County Council would recommend consideration of the following NPPF paragraphs that are relevant to PRoW; 92, 93, 98 100, 104, 106 and 112. Paragraph 112b is particularly important, as there is no mention of the access needs of people with disabilities or reduced mobility within the draft Neighbourhood Plan.	In order to meet the basic conditions of a Neighbourhood Plan, Fawkham Neighbourhood Plan policies have regard to all paragraphs in the NPPF.

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150	Hartley Parish Council	The Hartley Parish Council and in particular our Neighbourhood planning committee fully support the objectives and policies as outlined in the Fawkham Neighbourhood Plan and we will work together in preserving the character and environment of our parishes.	Noted, thank you
151	Ash-cum-Ridley Parish Council	The Parish Council considered the Fawkham Neighbourhood Plan at their Planning meeting on 16 August 2023.  Fawkham Parish Council are congratulated for a well-produced, exemplary document.	Noted, thank you
152	West Kingsdown Parish Council	We recognise your need for this taking account the amount of proposed development at the last call for sites. Members also recognise and congratulate you on the amount of work and effort you have put into the plan. There is nothing particularly we disagree with in your proposal. However we do not feel there is any comment we can make on individual questions.  We wish you every success in getting this adopted.	Noted, thank you
153	Chris Alford, Chairman of the Hartley Neighbourhood Plan Steering Group	Hartley Neighbourhood Plan Steering Group has worked closely with the Fawkham Group as we share a mutual boundary with common interests. The vision objectives and policies set out in the Fawkham Neighbourhood Plan are strongly supported and will be echoed in Hartley's Plan when it is produced in 2024.	Noted, thank you
154	Richard Carr, Principal Planner - Spatial Planning, Transport for London	Thank you for consulting Transport for London. I can confirm that we have no comments to make on the draft Fawkham Neighbourhood Plan.	Noted

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155	The Coal Authority Planning Team	Thank you for your notification of 29 June 2023 regarding the Fawkham Neighbourhood Plan Consultation. The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Sevenoaks District Council lies outside the coalfield, the Planning team at the Coal Authority has no specific comments to make.	Noted
156	Historic England  e- <a href="mailto:seast@historicengland.org.uk">seast@historicengland.org.uk</a>  <a href="mailto:Louise.Dandy@historicengland.org.uk">Louise.Dandy@historicengland.org.uk</a>	Fawkham Draft Regulation 14 Plan Thank you for consulting Historic England about your Neighbourhood Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process. Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period. We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout. Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at your local Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.	Noted

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157	Natural England	<p>Thank you for your consultation on the above dated 29 June 2023. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p>	Noted

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158	Sevenoaks District Council -	<p><b>General comments:</b></p> <ul style="list-style-type: none"> <li>It is recommended that the timespan for the FNP is stated, either on the document cover, or as footers at the base of each page.</li> <li>Objectives would benefit from their own referencing system.</li> <li>It would be useful at the start of each Policy 'section' (i.e. Natural Environment, Housing etc.) that there is an additional box highlighting the relevant supporting evidence for the Chapter, as included in the FNP Evidence Base.</li> <li>In some instances, the NPPF is referred to as 'the Framework'. Recommend referencing NPPF throughout document for consistency and to avoid confusion.</li> <li>Throughout the document, the heading 'Policy' is used before supporting text. Suggestion to replace this with different headings to avoid confusion between supporting text and policy text.</li> <li>It is recommended that it is highlighted which version of the NPPF is being referred to throughout the document, in light of proposed planning reforms.</li> <li>Policies tend to refer to all development types – is this the intention? E.g. reading Soil Conservation requirement in Policy FNP8 – to demonstrate sustainable on-site soil management etc. would also apply to householder applications, which seems excessive.</li> <li>Need to ensure that all maps are to scale in relation to their scale bar.</li> <li>There are a couple of text boxes throughout the document which are in the same colour as the Policies – suggestion to change the colour of these to avoid confusion.</li> </ul> <p><b>Other comments:</b> Fawkham Now</p> <ul style="list-style-type: none"> <li>It would be useful to include a Location summary for Fawkham Parish here, including its position in relation to the District boundary, neighbouring authorities and town/parishes and its location in the North-east of the District and in the North-east Placemaking Area.</li> </ul> <p><b>Conclusion:</b>To conclude, it is considered that the Fawkham Regulation 14 Neighbourhood Plan is in general conformity with adopted and emerging planning policies. Sevenoaks District Council will continue to work with and support Fawkham Parish Council and the Neighbourhood Plan Steering Group in the continued development and adoption of their Neighbourhood Plan. If you have any queries on the above, please do not hesitate to contact us.</p>	<p>The Plan states that it provides the local community with a powerful tool to guide the long term future of Fawkham Parish for the period 2023 - 2040. <b>Include Plan period on front cover.</b> The evidence reports are more usefully cross referenced at the relevant section of text and need not be repeated. <b>Delete the heading Policies throughout; refer to NPPF (2023) throughout. Add a new section within Fawkham Now:</b> <i>Fawkham Parish is located at the northern boundary of Sevenoaks District, adjoining the District's boundary with Dartford Borough (which follows the London Victoria-Chatham railway line). It is also close to the boundary of Tonbridge and Malling Borough Council. To the east lies Hartley Parish, with Horton Kirby and South Darenth Parish to the west. Ash-cum- Ridley Parish is to the south-east, and to the south is the parish of West Kingsdown. To the north lies the settlement of Longfield, within Dartford Borough.</i></p> <p>All other comments are noted. In addition, various general comments were made prior to the Regulation 14 consultation. Presentational suggestions, where considered beneficial, were included in the Reg 14 Neighbourhood Plan. <b>Page 8, second para will be reworded for clarity:</b> If passed at a local referendum, the Neighbourhood Plan will be adopted by Sevenoaks District Council <b>and</b> must be used in law to determine planning applications in Fawkham Parish.</p> <p><b>Brief demographic information from the 2021 Census will be added to Section 2: Fawkham Now, under the heading "Housing" which will be amended to "Housing and Residents":</b> The 2021 Census showed 553 usual residents. Those aged between 16 and 64 make up the majority of the population (59.1%) although this proportion is below that of 2011. <b>Just under a quarter of residents are aged 65 and over (23.1%), an increase of 16% since 2011.</b> <i>The number of children aged 15 and under has remained broadly the same over this period (98 in 2021, 95 in 2011). The number of households shown in the Parish in the 2021 Census was 223. Households mostly comprised single family units (72.6%) with 18.7% one-person households. The majority of dwellings (78.6%) were owner-occupied, with 15.5% privately rented or occupied rent-free, and 6% social rented properties. Detached properties make up the majority of the Parish's dwellings (71.6%) Since the Census detailed monitoring has occurred with the latest published figures by SDC for March 2023 showing 229 dwellings. In addition, planning permission has been granted for a further 59 dwellings, including 26 at Fawkham Manor and 26 at Salts Farm depot (10 of which will be affordable housing). Once completed, the housing stock figure will become 288 dwellings, an increase of 30.3% since 2011. The most recent Local Housing Needs Survey, 2022 identified a low level of need being generated from within the Parish. [ends]</i></p> <p><b>Also, the number of dwellings with planning permission shown on pages 15, 43 and 44 will be updated to 59.</b></p>

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<b>If you would like to help us develop the Neighbourhood Plan, please let us know how best to contact you</b>			
		A number of residents provided their contact details.	Contact was made with all residents who responded to this question, using their preferred contact method. The following message was sent: “Thank you for your interest in helping develop the Neighbourhood Plan, as indicated your response this question. Please see FPC’s website for further information, including details of our Steering Group meetings which you are very welcome to attend. Please email <a href="mailto:fawkhampc@gmail.com">fawkhampc@gmail.com</a> if you would like to find out more about how to get involved, including joining the Steering Group”.  However, none came forward to join the Steering Group
	CPRE Kent	<i>For the Sevenoaks Committee, CPRE Kent, please contact either Nigel Britten (chair), <a href="mailto:ncbritten@outlook.com">ncbritten@outlook.com</a>, or Susan Pittman (secretary), <a href="mailto:susanpittman@btinternet.com">susanpittman@btinternet.com</a></i>	Noted, thank you

**OTHER STATUTORY BODIES CONSULTED; NO RESPONSE RECEIVED**

<b>Respondent</b>	<b>Notes</b>
Dartford Borough Council	
South Darenth & Horton Kirby Parish Council	
Longfield Parish Council	
Marine Management Tom.Pavitt@marinemanagement.org.uk	<i>Response received: "I have now left the MMO. Please phone 02080265325 or email <a href="mailto:planning@marinemanagement.org.uk">planning@marinemanagement.org.uk</a>." Clerk then forwarded the request to the email provided.</i>
Network Rail TownPlanningSE@networkrail.co.uk	<i>Response received: "Dear Sir/Madam, Please note that this inbox is no longer in use. As a result, we kindly ask that you forward your email to the Route it concerns. For Kent, Sussex and Wessex please send your emails to <a href="mailto:TownPlanningSouthern@networkrail.co.uk">TownPlanningSouthern@networkrail.co.uk</a>." Clerk then forwarded the request to the email provided.</i>
Homes England	<i><a href="mailto:enquires@homesengland.gov.uk">enquires@homesengland.gov.uk</a></i>
Highways Agency	<i><a href="mailto:planningse@highways.gsi.gov.uk">planningse@highways.gsi.gov.uk</a></i>

**OTHERS CONSULTED; NO RESPONSE RECEIVED**

David Brazier, Kent County Councillor	
District Councillor Lynda Harrison	
District Councillor Emily Bulford	
Kent Wildlife Trust	
South East Water	
Thames Water	
Sport England	
National Grid	
St Mary's Church PCC	

