

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Swanley Neighbourhood Plan (Submission Draft October 2023) to Referendum Draft 2024.

Schedule of Proposed Modifications (PMs) provided by the Independent Examiner in his Report dated 04 April 2024:

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

Proposed modification number (PM)	Page no./other reference	Modification
PM1	Page 19 Objective 7	Modify objective to read: To enable improvements to the Town Centre, public realm, and open spaces of Swanley that respect and reinforce their character and prevent the loss results in the net gain of trees and biodiversity.
PM2	Page 26 Policy SwSD1	Modify the policy to read: The Neighbourhood Plan recognises that there are Green Belt sites in the Neighbourhood Plan area which may be removed from the designation by Sevenoaks District Council in order to meet its development needs. The NPPF requires these new boundaries to be permanent and therefore any further removal of strongly performing Green Belt land during the Local Plan period is not supported. The Neighbourhood Plan supports developments on brownfield sites within the Green Belt. that are poorly performing against the purposes set out in the NPPF. Such sites may come forward for development through allocation in the new Sevenoaks Local Plan. These may have potential to deliver benefits that should be secured through the design, layout and use of each site. In these cases, they will only be supported only where they meet all the policies in the Swanley Neighbourhood Plan and are supported by public transport infrastructure. Development proposals on Green Belt sites other than those identified as poorly performing will not be supported.
PM3	Page 38 Policy SwC2	Modify policy to read: Development proposals that result in any loss of green spaces as shown on Map 7, across all types of green space within the Neighbourhood Plan area, will be supported only where replacement green spaces are provided for public use which are suitably located and equal or superior in terms of size and quality.

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		<p>All development must demonstrate a measurable biodiversity net gain in alignment with the Environment Act 2021.</p> <p>Ecological impact assessment must accompany relevant planning applications; and Statements for the protection/enhancement of protected/priority species and habitats must be submitted where relevant.</p>
PM4	<p>Page 39</p> <p>Policy SwC3</p>	<p>Modify clause b) to read:</p> <p>b) Proposals offer feasible, viable and justified alternative benefits to the community in terms of access to space to assemble, worship, participate in educational activities and personal or civic celebrations.</p>
PM5	<p>Page 50</p> <p>Policy SwCD&H1</p>	<p>Modify bullet point four to read:</p> <p>Incorporate publicly accessible amenity and play space within the site area wherever possible.</p>
PM6	<p>Page 50</p> <p>SwCD&H2</p>	<p>Modify the start of the first sentence to read:</p> <p>Development proposals for in Swanley Village, should ...</p>
PM7	<p>Page 50</p> <p>SwCD&H3</p>	<p>Modify the introductory sentence to read:</p> <p>The following have been identified as non-designated heritage assets and should be assessed against relevant local and national policies in planning applications that affect their significance. to ensure their protection into the future.</p>
PM8	<p>Page 64</p> <p>Policy SwH2</p>	<p>Modify the second clause to read:</p> <p>Housing layouts must demonstrate how homes meet the storage requirements in the NDSS. Proposals that would result in a reduction in the overall storage space caused by the need to accommodate without being impacted by plant for mechanical ventilation and heating kit, will not be supported.</p>
PM9	<p>Page 74</p> <p>Policy SwEE1</p>	<p>Modify the wording to read:</p> <p>Proposals to upgrade or intensify or extend the employment sites on MAP11 are will be supported in principle.</p>
PM10	<p>Page 75</p> <p>Policy SwEE2</p>	<p>Modify clause b) to read:</p> <p>Marketing of the site over a period of a minimum of 6 12 months demonstrates that there is no realistic prospect of the use of the site for employment purposes,</p>
PM11	<p>Page 75</p>	<p>In the introductory sentence of the policy insert after ‘smaller employment sites’: (sites of less than 1ha in area or less than 1,000 sqm of employment space).</p>

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	Policy SwEE3	
PM12	Page 81 Under the Cycling section	Add the following sentence: Attention is drawn to the emerging Sevenoaks District Council’s Local Cycling and Walking Improvement Plan.
PM13	Page 92 Policy SwT1	Modify the first clause of the policy to read: All new developments close to abutting the A20 and M25 corridors,
PM14	Page 92 Policy SwT2	Modify the second sentence of the policy to read: All new developments should, where feasible, viable and justified , incorporate segregated cycle access ways and adequate storage for bicycles in accordance with policy SwT4.
PM15	Page 92 Under the ‘Walking’ section of supporting text	Add the following to the supporting text: Public Rights of Way (PRoW) Kent County Council (KCC) has a statutory duty to protect and improve public rights of way in the County. Swanley Town Council will work with the County Council to improve PRoW. Attention is drawn to KCC’s Rights of Way Improvement Plan (2018-2026); the emerging Kent Cycling and Walking Improvement Plan; and the emerging Sevenoaks District Council Local Cycling and Walking Improvement Plan.
PM16	Page 93 Policy SwT4	Delete <u>all</u> of policy SwT4.
PM17	Page 94 Policy SwT5	Modify clauses a), b) and d) of policy SwT5 to read: a) Residential developments of 50 or more dwellings should shall have a minimum of two access roads onto the main carriageways. b) All developments should shall be well lit with artificial lighting to roads and footpaths using energy efficient LED lighting. d) all developments should have dedicated cycle ways where feasible, viable and justified .
PM18	Page 96	Modify the title of this chapter to read:

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		ASPIRATIONAL PROPOSALS THAT MAY CONTRIBUTE TO ACHIEVING TO ACHIEVE THE SWANLEY NEIGHBOURHOOD PLAN VISION AND OBJECTIVES.
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The following PMs as recommended by the Independent Examiner affect more than one page number.

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

Proposed modification number (PM)	Page no./other reference	Modification
PM19	Throughout the document	Refer to the December 2023 version of the NPPF and update paragraph references where they have changed.

Schedule of Proposed Modifications (PMs) and Minor Proposed Modifications (MPMs) made from the Swanley Neighbourhood Plan (Submission Draft October 2023) to Referendum Draft 2024.

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

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

Proposed minor modification number (MPM)	Page Number (Submission Draft October 2023)	Section	Original Text (Submission Draft October 2023)	Revised Text (Referendum Draft 2024)
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ⁱ Minor modifications as defined in Paragraph: 106 Reference ID: 41-106-20190509

Revision date: 09 05 2019:

Updating a neighbourhood plan

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

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

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