

**LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP**  
**09 October 2012 at 5.30 pm**

Further to the despatch of agenda and papers for the above meeting, please find the following background document(s):

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|--|--|
| <b>6. Allocations and Development Management Plan</b>            | <b>(Pages 1 - 240)</b><br><i>Hannah Gooden</i>   |
| <b>7. Gypsy and Traveller DPD Update</b>                         | <b>(Pages 241 - 344)</b><br><i>Hannah Gooden</i> |
| <b>8. Local Development Framework - Annual Monitoring Report</b> | <b>(Pages 345 - 510)</b><br><i>Helen French</i>  |

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# Core Strategy

Adopted February 2011







### 1 . Foreword



The Core Strategy is the new plan for the future development of the District. It was adopted by the Council on 22 February 2011 after extensive consultation and examination by an independent inspector.

The Core Strategy covers the period to 2026. It sets out what development will happen, where it will be located, when it will take place and what requirements it has to meet. It also explains what areas will be protected from development and explains how the environment will be safeguarded. More detailed policy guidance based on the Core Strategy will be given through other development plan documents and supplementary planning documents.

The Strategy directs most development to land within existing urban areas, with only minor development within villages, while the District's countryside and its biodiversity will continue to be protected.

The Strategy is a vital tool for the protection of our attractive District and I would like to thank everyone who has contributed to the successful outcome.

**Councillor Jill Davison**

Portfolio holder for Continuous Improvement and Strategic Planning

Sevenoaks District Council.

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1. Role of the Core Strategy



## 1 . Role of the Core Strategy

**1.0.1** The Core Strategy is the first Development Plan Document to be prepared by the District Council and is the central component of the new Local Development Framework. It sets out the vision and policies for future development in the District over the period to 2026 as well as providing the policy context for other Development Plan Documents. It has been prepared in accordance with the Statutory Regulations covering the preparation of Development Plan Documents.

**1.0.2** While the Core Strategy sets out the general approach to the scale and location of development, it does not deal with specific development sites, nor does it deal with the most detailed policy issues. These will follow in the Allocations and Development Management DPD. In addition Supplementary Planning Documents (SPDs) will be used to expand on specific policies.

**1.0.3** In the meantime, relevant adopted Local Plan policies have been “saved” so that they continue to have effect until replaced by a new adopted LDF policy. Saved policies to be replaced by the Core Strategy are listed in Appendix 2. The proposals map of the adopted Local Plan is also “saved” and should continue to be used for detailed boundary identification purposes until the Allocations and Development Management DPD is adopted.

**1.0.4** The Core Strategy forms part of the Development Plan for Sevenoaks District and must be consistent with national planning guidance and conform with regional policy in the adopted South East Plan. The relationship of the Core Strategy to other policy documents is shown in the diagram.



## Stages of Production

**1.0.5** The stages of production for the Core Strategy are outlined below

- Consultation on Issues and Options

**1.0.6** The Council undertook extensive consultation with a wide range of stakeholders starting at the end of 2004 and then developed a series of policy options which were tested via a survey in June 2006.

- Consultation on Preferred Options

**1.0.7** Preferred Options were first consulted on during October 2006. As a result of responses received and new Government guidance, the Council decided that further work was required. The revised Preferred Options document was prepared and was consulted on during January to March 2009.

- Draft for Submission

**1.0.8** Following consultation on the Preferred Options, the Council prepared the Draft for Submission which was submitted to the Secretary of State.

- Public Examination

**1.0.9** The Core Strategy was subject to examination by an independent Inspector. It was found sound subject to changes set out in the Inspector's Report and incorporated into the adopted plan.

- Adoption

**1.0.10** The Core Strategy was adopted by the Council on the 22 February 2011

## Structure of the Document

**1.0.11** The document is structured as follows:

- What is Sevenoaks District Like? - A brief description of the District
- Spatial Vision - Sets out the key influences and issues and the vision and objectives for the plan.
- Location Policies - Covers the distribution of development in the District - what will take place where.
- Strategic Policies - General policies which will apply to development across the District.
- Appendices - Contain additional and supporting information

## 1 . Role of the Core Strategy



2. What is the District like?



## 2 . What is the District Like ?

**2.0.1** Sevenoaks is a large District lying to the south east of London with an overall area of just over 143 square miles (370 square km). It is long and relatively narrow measuring 20 miles north-south by about 7 miles east-west. The Thames Gateway lies to the north, Surrey and East Sussex to the west and south and the rest of Kent, including Tonbridge and Tunbridge Wells to the east and south east. Despite adjoining the outer edge of London it is predominantly rural with 93% of the District designated as Green Belt.

**2.0.2** The quality of the landscape is a distinctive feature of the area. The national significance of the landscape is recognised by the inclusion of 60% of the District within either the Kent Downs (to the North) or High Weald (to the South) Areas of Outstanding Natural Beauty. There are also extensive areas recognised for their nature conservation importance. It is rare to find such extensive areas of high quality landscape so close to London.

**2.0.3** The District also has an important historic and cultural legacy with 17 nationally designated historic parks and gardens including Knole House and Park. Sevenoaks also has a number of historic houses including Penshurst Place, Hever Castle and Lullingstone Roman Villa. The District features a substantial legacy of historic towns and villages, with 40 Conservation Areas, 2,112 listed buildings and 23 scheduled ancient monuments.

**2.0.4** The District's population is 109,305 (2001 Census data) of which about half live in the settlements listed in Table 1.

Table 1: Population of larger settlements (over 5,000) in the District

Town	Population
Sevenoaks (1)	22,667
Swanley	15,879
Edenbridge	7,808
New Ash Green	6,289
Hartley	5,395

Note: 1. Includes the urban area covering Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green.

Source: 2001 Census.

**2.0.5** Sevenoaks urban area is the principal settlement with the widest range of services and facilities. It has a successful town centre with a good range of shops and services. It is an important centre for commuting to London and is the main employment centre in the District.



Figure 1: Location of Sevenoaks District

**2.0.6** Swanley is the second largest settlement within the District and is located close to the edge of Greater London. Although it is an important employment centre and has good bus and rail connections, it provides fewer services and facilities than Sevenoaks. The town is developed to a higher density with less green space than other parts of the District.

**2.0.7** Edenbridge is the main centre in the rural south of the District. It has a good range of services and employment provision, but lacks some facilities e.g. a secondary school. It has good rail connections but is less well-connected to the main road network than Sevenoaks or Swanley.

**2.0.8** Other larger villages include New Ash Green, which was built as a planned village in the 1960's, Hartley, Otford and Westerham.

**2.0.9** Half the population live in the 40 or so villages and hamlets that are scattered throughout the District. These vary in the size of population, the number and range of services available (such as a primary school, village shop, doctor's surgery, community hall, recreation ground) and access to public transport. However, as with many rural areas, the services and facilities are continually under threat.



2 . What is the District Like ?

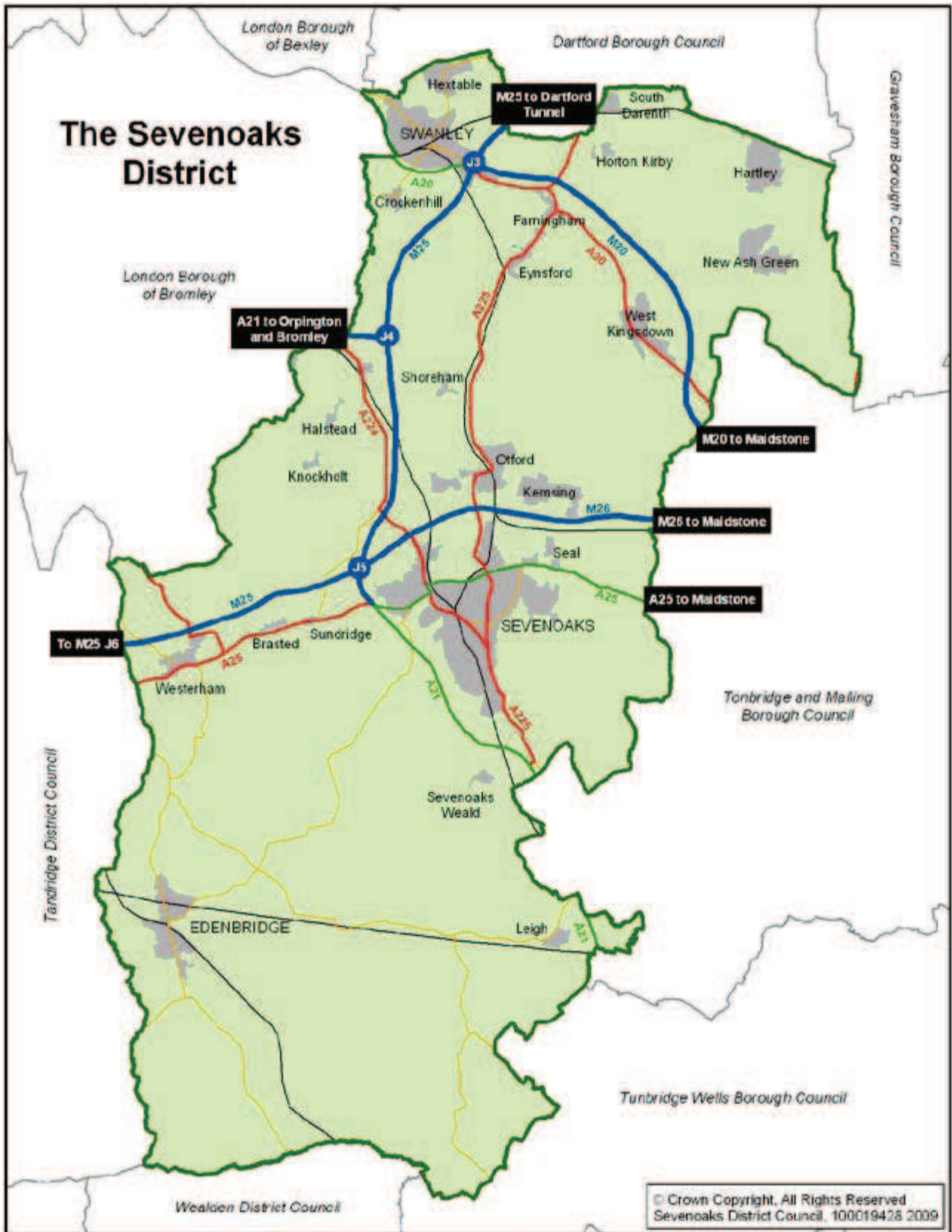


Figure 2: Sevenoaks District



**2.0.10** Whilst the main centres of employment are concentrated around the largest settlements, there are some significant major developed sites in the Green Belt.

**2.0.11** Parts of the District are liable to flood. Historically, flooding has occurred within the catchments of the Rivers Darent and Eden. Areas with a high probability of fluvial flood risk (1 in 100 year event) are identified in and around Edenbridge, to the north of Sevenoaks, and along the Darent Valley. There are also other areas which are at risk of more localised flooding.

**2.0.12** Major roads crossing the District are the M25, M26, M20, A25, A20 and A21. These provide access to Greater London, Gatwick, Heathrow and Stansted airports, and the Channel Ports as well as Ashford and Ebbsfleet international stations. Rail services are focused on links to London though services also serve stations towards the Kent/Sussex coasts, Redhill, Uckfield and East Croydon. The proximity of the District to Central London means that there are high levels of commuting, particularly by train. Over 16% of those in employment commute by train to work compared with fewer than 6% in the South East as a whole.

**2.0.13** The age profile of the District's population is slightly older than the South East average and the trend towards an ageing population is set to continue in the future. The District is distinguished by relatively high levels of home ownership (76% compared to 73% for the South East as a whole), a relatively high proportion of households living in detached properties (34% compared to 29% in the South East) and a low proportion living in flats (12% compared to 18% for the South East). These factors, together with the proximity of London, have an impact on the affordability of housing, with average house prices for all properties which are almost £150,000 (Q2 2009) greater than the South East average.

**2.0.14** Unemployment in the District is relatively low at 1.8% (March 2011) compared to 2.6% for the South East, though in common with other areas it has risen due to the impact of the recession. The 2001 Census showed that 76% of the population had a qualification which is similar to the South East though higher than the national figure of 71%. Levels of car ownership are high with over 44% of households owning two or more cars (compared with nearly 38% for the South East).

**2.0.15** Prior to the economic downturn the local economy had experienced growth. The majority of businesses are small and in service or office based sectors. However, local businesses face problems of recruiting and retaining staff due to the high cost of housing and the pull of higher salaries elsewhere, especially in London. The agricultural economy has traditionally played an important role in the District though farmers are diversifying their economic base by re-use of existing buildings and the development of new enterprises that do not necessarily relate to traditional farm uses.

**2.0.16** The overall impression of affluence masks local pockets of urban and rural deprivation. Six out of the 74 Lower Layer Super Output Areas, the smallest area for which the level of deprivation is measured, are more deprived than the UK average. Five of these areas, including the two worst, are within Swanley and one is in Hartley.

## 2 . What is the District Like ?

3. The Spatial Vision



## 3 . The Spatial Vision

### 3.1 Introduction

**3.1.1** The vision is central to the Core Strategy. It sets out what the District and the places within it should be like at the end of the plan period in 2026 and provides the context for framing objectives and policies, whose ultimate purpose is to ensure the vision is delivered.

**3.1.2** The vision should be consistent with other strategies at a local level, reflect the national and regional strategic policy context, take account of development in adjoining areas, reflect the views of the community and be underpinned by an analysis of the issues facing the District. These key influences are outlined below.

### 3.2 Key Influences

#### National and Regional Policy

**3.2.1** Local Development Frameworks are required to be consistent with national policy and must conform to regional policy. National policy is set out in a series of Planning Policy Statements dealing with specific issues.

**3.2.2** Regional policy is contained in the South East Plan, which was published in 2009. The Plan contains strategies for a series of sub regions. Sevenoaks town and the area to the west and north west lie within the “London Fringe” Sub Region, while the remainder of the District is included in the “Rest of Kent”. The plan sets a minimum housing provision for the District of 165 dwellings per annum with a broad split of 85/80 dwellings per annum between the London Fringe and the Rest of Kent. Policies from the plan are referred to where relevant elsewhere in this document. The Core Strategy was drafted to be in conformity with the South East Plan.

#### The Sevenoaks District Sustainable Community

The Community Plan vision is:

*“We want Sevenoaks District to be recognised by all as a place with:*

- *Safe and caring communities*
- *A green and healthy environment*
- *A dynamic and sustainable economy”*

It includes a series of priorities linked to the vision. Outcomes, aims, actions and targets flow from the priorities, including identifying specific issues for consideration in the LDF.

**3.2.3** The Community Plan entitled “Making It Happen – Together” was published in 2004 and the action plan was updated in 2007. It is currently being reviewed following an approach that continues to emphasise the links with the Core Strategy. The plan is overseen by the Local Strategic Partnership, which includes a wide range of Governmental, business and voluntary groups. The plan is linked to the Vision for Kent, the community strategy for the County, and to the Kent Local Area Agreement outcomes.

**3.2.4** The Core Strategy is consistent with the Community Plan and the vision represents the spatial expression of the Community Plan. Appendix 3 shows how the Core Strategy implements relevant parts of the current Community Plan.



### Other Strategies and Plans

**3.2.5** The spatial vision also takes account of a number of other local strategies and plans. Some of these have been prepared in parallel with the Core Strategy in which case they have taken into account the emerging Core Strategy while the Core Strategy itself has taken into account other relevant emerging strategies. Other strategies linked to the Community Strategy include the Council's:

- Housing Strategy (currently being reviewed)
- Community Safety Strategy
- Young People's Action Plan, aimed at enhancing the lives of young people
- Air Quality Action Plan, which contains proposals for action relating to the District's designated Air Quality Management Areas

**3.2.6** The West Kent Area Investment Framework, produced by the West Kent Partnership (covering Sevenoaks, Tonbridge and Malling and Tunbridge Wells Districts) outlines a vision and priorities for the economy of West Kent. It has recently been reviewed. The Council has also prepared an Economic Development Action Plan.

**3.2.7** The relevant statutory transport plan is the Local Transport Plan produced by Kent County Council. A Sevenoaks District Strategy for Transport was published for consultation in October 2009 and has been prepared in parallel with the Core Strategy. Key features are summarised in the box following paragraph 3.4.3.

**3.2.8** The Council recently adopted revised Management Plans for the High Weald and Kent Downs AONBs.

### Consultation and Engagement

**3.2.9** This document follows extensive public consultation on Issues and Options and on the Preferred Options carried out in accordance with the Statement of Community Involvement. <sup>(1)</sup>The initial consultation was carried out jointly with consultation on the Community Strategy.

**3.2.10** The results of the consultation showed strong public support for protection of the Green Belt, for development to be directed to brownfield land, to the most sustainable and accessible locations and to where infrastructure and services have most capacity and to focus development on built up towns and villages. It also showed support for more affordable housing, allocating more employment land, protecting community services and facilities, protecting open space, requiring high standards of design, energy efficient and sustainable building techniques and for promoting more sustainable transport choices through the planning process.

**3.2.11** Engagement has taken place with key statutory consultees. Particular emphasis has been placed on engagement with infrastructure providers, to identify future infrastructure needs.

### Background Research

**3.2.12** The Council has undertaken a series of background research studies to explore the issues the Core Strategy has to consider and guide the development of policy. These studies provide the evidence that underpins the Core Strategy.

1 Available at the planning policy and local development framework section of the Sevenoaks District website ([www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk))

### 3 . The Spatial Vision

**3.2.13** The studies <sup>(2)</sup>listed here and their findings are referred to in relevant sections later in the document.

- Affordable Housing Viability Assessment (2009)
- Countryside Assessment (2004)
- Employment Land Review (2007)
- Hotel Futures Update (2007)
- Open Space, Sport and Recreation Study (2008)
- Population and Social Profile (2009)
- Retail Study (2005 with updates in 2007 and 2009)
- Settlement Hierarchy (2009)
- Strategic Flood Risk Assessment (2008)
- Strategic Housing Land Availability Assessment (2008, updated in 2009)
- Strategic Housing Market Assessment (2009)
- Transport Study (2007)
- Gypsy and Traveller Study (2006)

**3.2.14** A series of topic papers providing further information on how the research studies and the strategic planning context have influenced the Core Strategy will be available on request from the Council.

#### **Sustainability Appraisal**

**3.2.15** Sustainability appraisal was used to help evaluate alternatives selecting preferred options. Sustainability appraisal enables plans and policies to be tested to see how well they perform against economic, social and environmental objectives. It helps in developing vision, strategies and policies that work towards achieving sustainable development, offering economic, social and environmental benefits.

**3.2.16** A report on the appraisal process has been published separately. <sup>(3)</sup>

**3.2.17** A separate “Appropriate Assessment” <sup>(4)</sup> of the likely effects of the plan on sites of international importance for nature conservation has been completed.

2 Available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

3 Available at the Core Strategy pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

4 Available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

## Issues and Challenges

**3.2.18** Key issues the strategy needs to tackle are set out below. These are derived from understanding the nature of the District; the direction of other strategies and plans, including the Community Strategy; future trends revealed through research and local concerns expressed through engagement with stakeholders as outlined above.

### *1. Meeting future development requirements within an area constrained by the Green Belt*

The District has to provide for new development. It has in the past been able to meet development requirements without the loss of Green Belt and the background studies <sup>(5)</sup> show future requirements can be met while continuing to maintain the Green Belt.

### *2. Making the best use of previously developed land in urban areas*

Locating development in existing urban areas puts the focus on making efficient use of existing urban land to ensure that it contributes fully to providing for new development.

### *3. Conserving and enhancing the high quality of the natural and built environment.*

Sevenoaks has a legacy of high quality landscapes and historic features, which need to be protected and appropriately managed for future generations.

### *4. Providing for future development in Sevenoaks Urban Area*

In an area lacking large towns Sevenoaks is the District's largest settlement with the greatest range of services. The strategy sets out the future role of the town and establishes the scope for future development, while protecting its environmental quality.

### *5. Improving Swanley*

Swanley is the District's second largest town. It is well-located close to M25 but there are issues of deprivation in some areas and the town centre needs improvement. Consequently a greater emphasis is placed on regeneration

### *6. The future for the rural areas*

Over 90% of the District is rural. The high quality of the rural environment needs to be conserved and enhanced while at the same time ensuring that the needs of rural communities are met and the rural economy can continue to develop in a sustainable way.

### *7. Improving the provision of affordable housing*

Housing is expensive in the District and studies <sup>(6)</sup> show a high level of need from local people who cannot afford to buy on the open market. Ways of increasing provision of housing that is affordable to local people are examined.

5 See especially the Strategic Housing Land Availability Assessment and the Employment Land Review available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

6 See the Strategic Housing Market Assessment available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

### 3 . The Spatial Vision

#### 8. Meeting the future housing needs of different groups

The District is characterised by family homes but population forecasts show a trend towards a growing elderly population, with likely growth in housing for people with special needs, and to smaller households. <sup>(7)</sup>The type of future housing provision takes account of these emerging trends.

#### 9. Maintaining a dynamic economy

A supply of land is needed to meet future business needs. The background studies <sup>(8)</sup>show the potential contribution from maintaining and making effective use of existing employment land and from limited further development in Swanley.

#### 10. Ensuring services and facilities are provided and maintained to meet the needs of the community.

The District is not a location where large scale expansion is planned but it is still important to ensure services and facilities are available to meet the changing needs of the population.

#### 11. Responding to the challenges posed by climate change

The climate is changing and future development in the District needs to adapt to the potential impact of climate change and to minimise impacts that contribute to climate change.

### 3.3 The Spatial Vision

**3.3.1** All of the above have helped to shape the Core Strategy and its spatial vision for the future of the District. The vision is set out below.

**Sevenoaks District will provide for future development requirements by making effective use of urban land within existing settlements, while protecting the environment.**

**It will deliver an annual average of 165 dwellings (net addition), equivalent to 3,300 additional dwellings over the period 2006 to 2026 in a sustainable way. A balance of new housing will be achieved with increased provision of affordable housing, smaller homes and housing designed to meet the needs of older people. Accommodation for gypsies and travellers will also be increased.**

**The high quality natural built and historic environment will be conserved and enhanced, especially in those parts of the District designated to protect their distinct character. New development throughout the District will be of a high quality incorporating designs that respond to the distinctive local character of areas of high environmental quality or make a positive contribution to the environmental enhancement of other areas. The design of new development will incorporate sustainability principles taking into account potential climate change. A Green Infrastructure Network will be developed including areas of value for biodiversity, open space and recreation.**

**The majority of new housing development will be focused in the urban areas of Sevenoaks and Swanley.**

7 See Population and Social Profile available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

8 See Employment Land Review available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)



Sevenoaks will continue to combine economic prosperity with environmental quality and new retail, office, tourism and housing development will support its role as a principal town centre within West Kent. Continued small-scale housing developments will occur on suitable sites throughout the town and a range of job opportunities will be provided generally on existing sites in employment use.

Swanley will be regenerated to create a town centre that better meets the needs of the community and supports the economy through development to include a mix of new shops, offices, hotel and residential development together with accompanying environmental improvements. Existing employment areas in the town will be renewed and a new site developed adjoining the M25. Open space provision will be improved to serve this more densely developed town.

Edenbridge will retain its role as a rural service centre serving the surrounding villages with a range of shops, services and employment.

Within those villages that have a limited range of local facilities and transport options, there will be change on a more limited scale through smaller scale housing developments consistent with the size and relative sustainability of the settlement concerned. There will be an emphasis on retaining existing local services and employment. New Ash Green village centre will be regenerated and the quality of its environment improved so that it more effectively meets the needs of the community.

The countryside outside existing settlements, and outside areas designated as major developed sites within the Green Belt, will continue to be protected and its distinctive character will remain. The separate identity and character of individually distinct villages and towns will be maintained. Small scale affordable housing schemes adjoining existing villages will be developed to meet identified local need. An active and vibrant rural economy providing a range of jobs and services in rural areas will be supported primarily based on the re-use of existing buildings.

The existing major developed sites within the Green Belt will remain and further development within them may occur consistent with their status.

The Kent Downs and High Weald Areas of Outstanding Natural Beauty are of national importance and the distinctive character of their landscapes will be conserved and enhanced. The biodiversity of the District will be conserved and opportunities taken for enhancement in urban and rural areas.

### 3.4 Strategic Objectives and Delivery

**3.4.1** To deliver the vision and address the key issues facing the District, a series of spatial strategic objectives have been developed. These set the framework for policy development and are listed below with a link to the most relevant key issues to which they respond:

Location of Development (Key Issues 1 and 2)

*To focus the majority of new housing, employment and retail development in the towns of Sevenoaks and Swanley and, to a lesser extent, in Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.*

*To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.*

### 3 . The Spatial Vision

#### In Sevenoaks (Key Issue 4)

*To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.*

*To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.*

*To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area.*

*To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises*

#### In Swanley (Key Issue 5)

*To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.*

*To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.*

*To improve the town's open space provision.*

#### In Edenbridge (Key Issue 6)

*To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.*

#### In Rural Areas (Key Issue 6)

*To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.*

*To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.*

#### Across the District

*To ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. (Key Issue 3)*

*To ensure that the District's historic heritage is protected. (Key Issue 3)*

*To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy. (Key Issue 11)*

*To ensure new development takes place in a way that contributes to an improvement in the District's air quality. (Key Issue 11)*

*To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to rent or buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas. (Key Issue 7)*

*To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households, and meets the needs of the Gypsy and Traveller Community. (Key Issue 8)*

*To make efficient use of urban land for housing, with higher density development focused on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment. (Key Issues 2 and 3)*

*To provide land for employment development to support the future development of the District's economy. (Key Issue 9)*

*To ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development. (Key Issue 10)*

*To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary. (Key Issue 10)*

*To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network. (Key Issue 3)*

### **Delivery Strategy**

**3.4.2** The vision and objectives are delivered through the policies and related delivery mechanisms listed for each policy. The location policies deal with the scale, location and timing of future development and include specific policies for the towns and villages in the District for the rural areas, while the strategic policies apply across the District and regulate how development takes place to ensure it contributes to achieving the spatial vision.

**3.4.3** For each policy there is a delivery section outlining how it will be implemented. Performance indicators are also listed, which are the measures that will be used to monitor how the policy is working. For some policies there are also targets, which cover critical measures of success for the plan as a whole. The Annual Monitoring Report will report on progress against performance indicators and targets and recommend actions where necessary to keep the plan on track.

**The Sevenoaks District Strategy for Transport**

The Transport Strategy has been prepared in parallel with the Core Strategy drawing on the same evidence. <sup>(9)</sup>It takes account of the Core Strategy vision and its proposals are based on the level and distribution of development in the Core Strategy. At the time of writing it is being revised following consultation and it is anticipated that the final version will include the key elements outlined below: The Transport Strategy identifies four priority objectives, which are

- Improving accessibility
- Tackling congestion
- Providing safer roads; and
- Improving air quality

These have been used to identify priorities in different parts of the District: Sevenoaks Urban Area

- Improve public transport interchange facilities, in particular at the main bus and train stations in Sevenoaks District.
- Maintain and improve capacity on peak train services.
- Manage parking issues in the town centre and around train stations.
- Bring forward measures to alleviate congestion and tackle air quality issues at

Riverhead, Bat and Ball and Sevenoaks Town Centre.

- Improve facilities for walking and cycling.

Swanley

- Improve accessibility to Swanley Station by walking and cycling.
- Ensure that development in Swanley does not have a significant negative impact on traffic on the Strategic Road Network.
- Improve bus interchange facilities in Swanley.
- Improve facilities for walking and cycling.
- Bring forward measures to alleviate congestion and tackle air quality issues near Swanley town centre.

Edenbridge

- Maintain and improve capacity on peak train services.
- Increasing the number of destinations that can be accessed via train services from Edenbridge, including services to Gatwick Airport / improved services to Redhill.
- Improve facilities for walking and cycling.
- Maintain and, where necessary, improve safety on main access roads to Edenbridge.

Villages and Rural Areas












- Maintain and improve accessibility to jobs, shops and services by non-car means, including walking, cycling, public transport and community transport.
- Bring forward measures to alleviate congestion and tackle air quality issues, including those along the A25 corridor, at Seal and Westerham, and on the Strategic Network

9 The Transport Study available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)





### 3 . The Spatial Vision

Legend to Key Diagram	
	Primary Strategic Development Location - Sevenoaks
	Secondary Strategic Development Location - Swanley
	Rural Service Centre - Edenbridge
	Local Service Centres
	Service Villages
	Town Centres
	Major Developed Sites in the Green Belt
	Railway Stations
	London Fringe Sub Region
	Kent Downs & High Weald AONB
	Area of Flood Risk (Zone 2)
	Metropolitan Green Belt



4. Location Policies



## 4 . Location Policies

### 4.1 The General Distribution of Development

**4.1.1** The District must evolve to accommodate the new development required to meet the changing housing needs of the population, support the local economy and develop services and facilities needed to support the local community.

**4.1.2** The distribution of development is consistent with national planning policy and in general conformity with regional policy. It concentrates development on the District’s main towns, which have the greatest range of services and facilities to support the population an approach that is consistent with the urban focus of the South East Plan policy SP3.

**4.1.3** The Green Belt which covers the rural areas of the District aims to check the unrestricted sprawl of large built-up areas, to preserve the setting and special character of historic towns and assist in safeguarding the countryside from encroachment. These objectives are particularly important in view of the extensive area covered by Areas of Outstanding Natural Beauty. The prime consideration in such areas is the conservation of the natural beauty of the landscape.

**4.1.4** The Green Belt is also aimed at assisting urban regeneration, by encouraging the recycling of derelict and other urban land. This is particularly important at Swanley town centre and to realise the potential within Sevenoaks town centre and adjoining areas.

**4.1.5** It also remains the Government’s priority to locate development on previously developed land and for the reasons set out above it is particularly important to meet this challenge in the District where there are significant constraints on the development of greenfield land.

**4.1.6** Development within the built up areas must be achieved in the most sustainable towns and villages where employment, key services and facilities and a range of transport options are available. The distribution of development takes account of the Settlement Hierarchy,<sup>(10)</sup> which is based on a systematic assessment of such factors for settlements in the District. In summary this is as follows:

Principal town	Sevenoaks
Secondary town	Swanley
Rural Service Centre	Edenbridge
Local Service Centres	New Ash Green, Otford and Westerham
Service Villages	Villages listed in Policy LO7

**4.1.7** The District has in the past been able to meet development requirements without the loss of Green Belt and the challenge is to establish a distribution of development that can be satisfactorily accommodated within the most sustainable settlements without undermining the Green Belt. The distribution strategy therefore takes account of the findings of the technical studies, particularly their findings regarding the ability to accommodate future development requirements in existing settlements.

**4.1.8** The distribution of development also needs to avoid areas liable to flood. The Strategic Flood Risk Assessment shows that flooding from rivers is not a significant factor in most of the main settlements, except for part of Edenbridge. The housing land availability assessment has treated flooding as a constraint in accordance with Government guidance.

10 Available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website ([Sevenoaks.gov.uk](http://Sevenoaks.gov.uk))



## Housing Land Supply

**4.1.9** The Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) that has been updated to 1 April 2009. The updated assessment shows that the housing provision figure of 3,300 dwellings (2006-2026) for the District can be met from within existing built up areas, enabling the Green Belt to continue to be protected. The main categories of supply are as follows:

Completions (since 2006)	692
Outstanding Permissions (1)	1,366
Potential Allocations (2)	978
Small Site Allowance (after first ten years only) (3)	525
Total	3,561
Core Strategy Housing Provision (20 years @ 165 per annum)	3,300

### Notes

1. After a deduction has been made to allow for a non implementation rate based on past trends. Outline planning permissions are included in this total following assessment in the SHLAA
2. Based on sites assessed in the SHLAA
3. 75 dwellings per annum based on past trends. Small sites are less than 0.2 ha.

**4.1.10** The figures show a surplus of 261 dwellings in relation to the District’s housing provision. This is a comparatively robust supply because a high proportion (62% of the requirement) is made up of development already built or with planning permission. Assuming these elements are built, and a discount has already been applied to the outstanding planning permissions total, then the remaining elements of the supply (potential allocations and small site allowance) exceed the total needed to meet the District’s housing provision by 21%.

**4.1.11** The Housing Trajectory based on the figures is presented at Appendix 1. The trajectory shows that the identified supply exceeds the requirement by the greatest extent over the first ten years. In this period, where the supply is made up of identified deliverable and developable sites, the District provision, based on the annual figure is exceeded by 891 units (or 40%).

**4.1.12** There are other sources of supply that the Council will take into account in monitoring and managing the housing supply over the Core Strategy period. Development from these sources will be monitored as part of the Annual Monitoring Report and added to the housing land supply. These are:

1. Small sites in the first ten years. In accordance with Government guidance the supply does not include a figure for small sites in this period beyond outstanding permissions. However, past trends suggest that small site windfalls are a significant contributor to housing completions and the SHLAA concludes that this will continue in the future. Actual completions from small site windfalls will count towards meeting the housing target once development is completed.
2. Affordable housing “exception sites” developed under Policy SP4, which cannot be counted as contributing to the housing land supply until after completion.
3. Redevelopment of business sites in urban areas for mixed use which may be permitted under Policy SP8.

### 4 . Location Policies

4. Large windfall sites beyond the first ten years. The SHLAA seeks to identify large sites for development during the Core Strategy period. However, identifying in advance sites for development more than ten years into the future is difficult, particularly redevelopment sites in urban areas. It is noteworthy that all the urban sites put forward in response to the SHLAA “call for sites” were identified by their promoters for development in the first ten years. In the longer term the SHLAA will be updated to identify the emergence of potential new urban housing land.
5. Reserve Land. Land at Edenbridge, formerly safeguarded to meet long term development needs, is re-designated as Reserve Land in Policy LO6 so that it is available to be brought forward for development during the Core Strategy period if required.
6. Development of areas of opportunity in Sevenoaks town centre under Policy LO3 which may include scope for some housing as part of mixed use development.
7. Any additional contribution from safeguarded land at Westerham.

**4.1.13** The distribution of housing based on the identified supply is shown in Table 2. The greatest capacity for housing development is identified in Sevenoaks urban area, followed by Swanley, Edenbridge and a range of smaller settlements, which is consistent with focusing development primarily on settlements with the widest range of facilities. Most of the housing total for the smaller settlements consists of either completions or commitments in the form of planning permissions.

**4.1.14** The distribution is weighted slightly more towards the Rest of Kent than the London Fringe sub region when compared with the distribution based on the South East Plan (98/80 dwellings per annum in favour of the Rest of Kent compared to 80/85 dwellings per annum in the South East Plan, see para 3.2.2 for further information on the sub regions). Most of the District lies outside the London Fringe area, including some parts adjoining London. Some flexibility in the distribution is considered justified for the following reasons:

1. The District’s overall requirement is exceeded;
2. The distribution is based on the South East Plan strategy of an urban focus and only one of the District’s three main towns (Sevenoaks) is in the London Fringe;
3. The defined boundary of the London Fringe only just excludes the other two main towns Swanley and Edenbridge. Swanley in particular is a location that is consistent with the characteristics of the London Fringe adjoining London and the M25. It has significant urban land available for housing; and
4. The small London Fringe shortfall (5 dwellings per annum over the Core Strategy period) is likely to be made up from the first four sources of supply identified above.

#### **Employment Land and Retail Development**

**4.1.15** The Employment Land Review shows that future employment land needs can be met largely within existing employment sites provided the great majority of these sites are retained in employment use. The distribution of employment land is based on existing development and is therefore principally at Sevenoaks, Swanley and Edenbridge, including a previously undeveloped site at Swanley. Other significant contributions come from the Major Developed Sites in the Green Belt. The distribution is shown in Table 2.

**4.1.16** The Retail Study update shows that, based on forecast future expenditure, there is limited capacity for further development in Sevenoaks, primarily later in the plan period. In Swanley there will be little capacity based on expenditure growth but scope for new development to claw back some

of the trade currently lost to other locations. In other centres the emphasis will be on maintaining provision to meet local needs. In accordance with Government policy retail development will continue to be focused on existing town centres.

**Green Belt**

**4.1.17** The Core Strategy establishes there is no need to amend the Green Belt to meet development needs. The case for any small scale adjustments to cater for situations where land no longer contributes to the Green Belt can be considered through the Allocations and Development Management DPD.

Table 2: Summary of Broad Housing and Employment Land Provision (2006-2026)

Location	Housing (units)	Employment Land (ha) (1)
Sevenoaks (2)	1,331	27.2
Swanley	660	30.8
Edenbridge (3)	411	22.1
Other Settlements	1,159	6.0
Total	3,561	86.1
Core Strategy Housing Provision (20 years at 165 dwgs per annum)	3,300	N/A

Note

1. Employment land figures exclude Major Developed Sites in the Green Belt.
2. The Sevenoaks urban area includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green.
3. The Edenbridge housing figure excludes any contribution from the Reserve Land

**Policy LO 1**

**Distribution of Development**

**Development will be focused within the built confines of existing settlements.**

**The Sevenoaks urban area, which includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green, will be the principal focus for development in the District in accordance with Policies LO2 and LO3.**

**Swanley will be the secondary focus for development with the emphasis on maintaining and enhancing its role and promoting regeneration to meet the needs of the local community in accordance with Policies LO4 and LO5.**

**Edenbridge will be a location for development of a scale and nature consistent with the needs of the town and the surrounding rural area it serves in accordance with Policy LO6.**

**New Ash Green, Otford and Westerham will be locations for limited development in accordance with Policy LO7**

## 4 . Location Policies

**The Service Villages, listed in Policy LO7 will be locations for small scale development consistent with the requirements of Policy LO7.**

**In other locations priority will be given to protecting the rural character of the District. Development will only take place where it is compatible with policies for protecting the Green Belt and the High Weald and Kent Downs Areas of Outstanding Natural Beauty, where relevant. Development will be located to avoid areas at risk of flooding.**

### **Delivery Mechanisms:**

*Policies LO2 to LO7 set out development proposals consistent with the general distribution of development in Policy LO1.*

*The Annual Monitoring Report will monitor progress in delivering housing against the housing trajectory and ensure the maintenance of a five year rolling supply of deliverable housing sites in accordance with Government guidance in PPS3 (Housing).*

*The Allocations DPD will include identified housing sites, consistent with the Core Strategy, anticipated phasing and implementation requirements.*

### **Performance Indicators:**

Actual housing development compared to the housing trajectory

Actual distribution of housing development compared to the distribution in the Core Strategy

Housing development in areas liable to flood

### **Targets:**

An average completion rate of 165 dwellings per annum to be maintained over the Core Strategy period

From the date of adoption at least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half to be in Sevenoaks and Swanley.

No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.

## 4.2 Development in Sevenoaks Urban Area

**4.2.1** The urban area that includes Sevenoaks town also extends to cover Riverhead, Dunton Green, Bessels Green and Chipstead and is the largest in the District. (See Figure 3). This section relates to the whole urban area although the scope for development will be more limited in the smaller communities.

**4.2.2** In a regional context the South East Plan shows Sevenoaks as a “Secondary Regional Centre”, reflecting its significance, but also reflecting the fact that there are other larger centres elsewhere in the region, including those that, unlike Sevenoaks, are specifically identified for significant change.

**4.2.3** In the context of the District the relative accessibility of the urban area and range of services available means that it is a sustainable location for development and the technical studies suggest there is scope for development in the existing urban area. But its character varies greatly and development needs to take place in a way that does not harm high quality environments or undermine the distinctive character of different parts of the urban area.

**4.2.4** Sevenoaks is surrounded by Green Belt, which preserves the setting and special character of the historic town, constrains the expansion of the town and safeguards the countryside from encroachment. It also maintains the separation of the urban area from nearby settlements, including Otford and Seal, retaining their separate identity. In addition it includes significant green wedges that help to break up the extent of built development and contribute to maintaining the separate character of individual communities that form part of the urban area, including Riverhead, Dunton Green, Bessels Green and Chipstead. Much of the open land adjoining the town is designated as AONB and flooding is also a significant constraint on land to the north. In view of these constraints and the scope for development in the built up area the option of releasing any Green Belt land adjoining the urban area for development has been rejected.

**4.2.5** Provision for new development in the urban area is summarised in Table 3.

**4.2.6** Housing provision is based on the findings of the Strategic Housing Land Availability Assessment, including outstanding permissions, sites identified in the urban area and a small site allowance after the first ten years. It is made up as follows:

Completions since 2006	119
Outstanding permissions	743
(of which outline)	510
Identified sites	329
Small site allowance	140
Total	1,331

**4.2.7** Over 60% of the housing provision is made up of completions and outstanding planning permissions. The largest single component is an outline permission for a phased development of 500 units at West Kent Cold Store close to Dunton Green railway station.

**4.2.8** The most accessible parts of the urban area are those within easy walking distance (800m) of the town centre and main railway station. Subject to designs being appropriate to the area higher density development will be suitable in these areas, enabling more people to live in locations closest to services and facilities. Policy on density of residential development is contained in Policy SP7.



4 . Location Policies

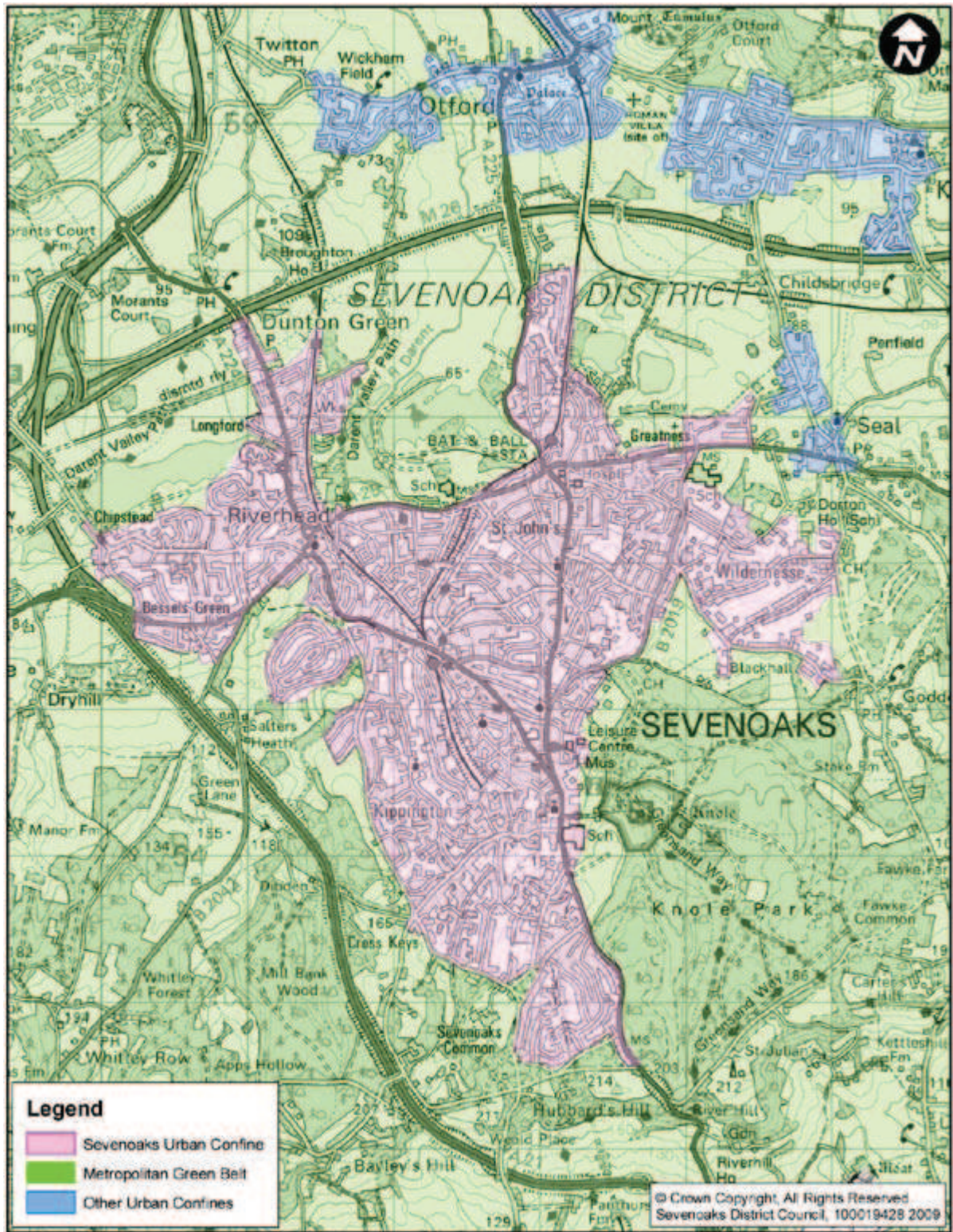


Figure 3: Sevenoaks Urban Area

**4.2.9** Sites will be brought forward for housing development to enable the provision to be met through the Allocations and Development Management DPD. Past trends and the Strategic Housing Land Availability Assessment illustrate that small sites make a significant contribution to housing provision within the town. This is to be expected given the relatively large size and the character of the urban area. Small site development allows for the sensitive integration of development into the distinctive character of the town and such opportunities will continue to arise.

**4.2.10** The Strategic Housing Land Availability Assessment included an assessment of “character areas” in the town. This identified the distinctive features that contributed positively to the character of different parts of the town and used this assessment to identify which areas had potential for further development to take place in a sensitive way without harm to their overall character. The assessment will be developed into a supplementary planning document to assist in considering development proposals in the town.

**4.2.11** Sevenoaks has a significant stock of employment land. The Employment Land Review identified a range of sites that it considered suitable for retention in employment use. Policy SP8 will apply to these areas and employment sites for retention will be designated through the Allocations and Development Management DPD. Modernisation and redevelopment of existing employment sites will be encouraged in accordance with the policy to ensure that employment land continues to adapt to meet the needs of the town’s economy.

**4.2.12** Retail development will remain focused primarily on the town centre. In view of Government guidance and the findings of the Retail Study (2009 Update), which concludes there is only a limited need for growth that can be accommodated in the town centre, it is not proposed to add to out of centre provision.

**4.2.13** There are several neighbourhood shopping centres within the urban area that have a role in offering convenience shopping for their local communities. The extent of these and policy on change of use within them will be set out in the Allocations and Development Management DPD.

Table 3: Summary of Development Provision in Sevenoaks Urban Area

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (approx no of units) (1)	119	630	440	140	1,330
Employment Land (2)					27.2
Retail (approx sq m net) (3)	N/A		1,500	2,500	4,000

Notes

1. Future housing completions are rounded to the nearest ten.
2. Area in hectares to be retained/regenerated
3. Of the total retail floorspace provision approximately 2,300 sq m is comparison (non food) and 1,700 sq m convenience floorspace.



4 . Location Policies

**4.2.14** Proposals for improving transport provision, consistent with the Core Strategy, to reduce reliance on the car will be developed through the Transport Strategy. This will include improved provision for cyclists, including dedicated cycle routes and improved cycle parking and improved provision for public transport users.

**4.2.15** Sevenoaks is an important centre for commuting to London based primarily on the fast and frequent services from the main train station. This role will continue and the Council will support improvements to the station and interchange facilities to improve the experience for commuters. Improvements to car parking provision for the station will be supported subject to evidence of demand and environmental acceptability.

**Policy LO 2**

**Development in Sevenoaks Urban Area**

**In Sevenoaks provision will be made for approximately 1,330 dwellings (2006-2026) on a range of sites suitable for residential use within the urban area.**

**Existing suitable employment sites will be retained with the opportunity for regeneration and redevelopment to better meet the needs of business.**

**In bringing forward sites for development the emphasis in this area will be on:**

- the town centre as shown on Figure 4
- housing development at locations throughout the town suitable for housing development and with particular emphasis on locations within the town centre, or within easy walking distance of the town centre or main line railway stations.
- employment development in existing employment areas; and
- protection of the setting of the urban area and the distinctive character of the local environment and also respecting the physical and community identity of the adjoining settlements, and prevention of further coalescence.

**Delivery Mechanisms**

*The Allocations and Development Management DPD will allocate sites for residential development consistent with the Core Strategy.*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained.*

*The Residential Character Areas SPD will give guidance on achieving high quality development that responds to the distinctive local character of the residential areas of the town.*

**Performance Indicators:**

Actual distribution of housing development compared to the distribution in the Core Strategy.

Net change in employment floorspace in the town

**Target**

From the date of adoption at least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half to be in Sevenoaks and Swanley

**Sevenoaks Town Centre**

**4.2.16** Sevenoaks has a successful town centre although it faces competition from other larger centres outside the District and, in common with other town centres has suffered from an increase in vacant premises due to the recession. It has benefited from the completion of the Bligh's Meadow development in 2007 and has a good range of independent shops and services and multiple stores but not the range of department stores associated with larger centres.

**4.2.17** The town centre benefits from a high quality environment that needs to be maintained and enhanced as it continues to develop.

**4.2.18** The Retail Study (2009 Update) shows that further growth will be needed over time if the town is to maintain its position relative to other centres. It concludes that there will be expenditure growth to support approximately 1,700 sq m net of additional convenience floorspace spread over the plan period and 2,300 sq m net of comparison (non food) floorspace primarily during the period after 2019, giving a total of 4,000 sq m net. In view of the uncertainty associated with long term forecasts of retail demand including internet sales, trends in retail expenditure will be monitored and the implications for the scale of long term growth in shopping in the town centre kept under review.

**4.2.19** The broad extent of the town centre is shown on Figure 4. The town centre boundary is based on the existing shopping area, and land in related uses, including car parks and employment land. There is scope for further development in this area and the Council does not see a need for the town centre to expand into adjoining areas that are purely residential in character. The primary focus for new development will be on the areas described below that are shown diagrammatically.

1. West of Bligh's Meadow on the north western side of the town centre. A mixed use development is proposed including residential flats, commercial, retail and café/restaurant use, together with the relocated market. The town centre commercial uses will adjoin the Bligh's Meadow car park and complement the existing shopping provision. The development will bring more residential development into the town centre and improve the appearance of a relatively unattractive part of the centre. The scheme offers a range of benefits and will be brought forward early in the plan period.
2. East of the High Street adjoining Buckhurst Way. This area primarily contains surface parking and service yards. Most of the land is Council-owned and offers scope for retail development of at least the scale envisaged in the Retail Study together with related town centre uses closely linked to the High Street. Redevelopment would need to provide for replacement decked car parking. In accordance with the findings of the Retail Study this is a longer term opportunity proposed for development later in the Core Strategy period after 2019, although there could be scope to develop earlier if justified by demand. Proposals will be included in the Allocations and Development Management DPD with a Planning Brief to be prepared at a later date to lead the development of detailed proposals.

4 . Location Policies

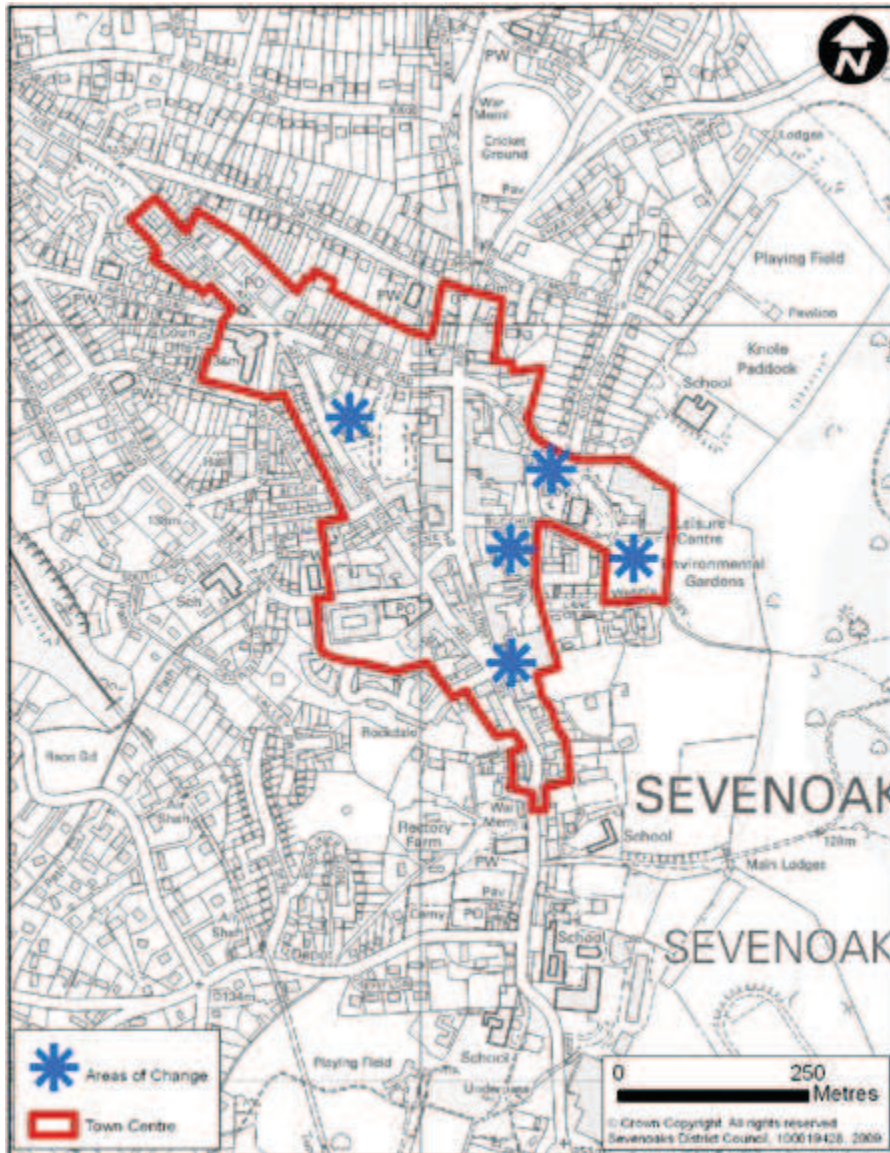


Figure 4 - Sevenoaks Town Centre (showing development opportunities/Areas of change)

**Policy LO 3**

**Development in Sevenoaks Town Centre**

**A mix of uses (including retail, offices, cultural, leisure, hotel and residential development) will be retained and enhanced within the town centre. The historic form and character of the town centre will be maintained.**

**Approximately 4,000 sq. metres net of new shopping floorspace (including approximately 1,700 sq m of convenience and 2,300 sq m of comparison floorspace) will be provided in the town centre up to 2026. This will include redevelopment of land west of Blighs Meadow for a mix of uses including residential, commercial and retail and in the longer term redevelopment of land east of the High Street for retail and related uses.**

**New development in the town centre should be of a scale consistent with the existing character of the centre and should contribute to improving the quality of the town centre environment.**

**Town centre car parking will be managed to ensure adequate and convenient provision for shoppers and appropriate provision for long stay parking.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will include proposals for individual developments consistent with the policy. The Council will work with developers to bring forward identified proposals using its planning powers where necessary.*

*A Planning Brief will be prepared for Land West of Bligh's Meadow.*

*A Planning Brief for land east of the High Street will be brought forward in time to lead the development of detailed proposals*

*The Council will work with local businesses to manage the town centre and promote environmental improvements. It will seek environmental improvements in association with new development.*

**Performance Indicators:**

Progress in developing town centre sites

Net change in retail floorspace

Performance against town centre health check indicators

**Target:**

Approximately 4,000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026.

**4.3 Development in Swanley**

**4.3.1** Swanley is the second largest town in the District. It is accessibly located adjacent to Junction 3 of the M25 but does not have as wide a range of services as Sevenoaks. Taking these factors into account it is placed second in the settlement hierarchy. New development will primarily meet the needs of the town and its surrounding area and contribute to maintaining and enhancing its role.

**4.3.2** Parts of Swanley suffer from relatively high levels of deprivation and some areas of poor environment. The Council is working with other agencies to achieve effective regeneration. The Local Strategic Partnership, co-ordinated by the Council, brings together a wide range of organisations with an interest in regeneration to develop initiatives within the framework of the Community Strategy. The Council has established the Swanley People First Partnership to deliver a Single Regeneration Budget programme, which led to some £1.64 million pounds of expenditure over the SRB period from 2001-5 and has continued the partnership to progress ongoing initiatives established under the SRB and develop new opportunities. The objectives of the Swanley People First Partnership are to:



## 4 . Location Policies

- Encourage participation and improve opportunities for excluded residents.
- Improve skills levels and educational attainment.
- Improve access to employment opportunities.
- Develop alternative activities to promote community safety.

**4.3.3** 14 separate projects were established that contribute to achieving the objectives. These covered a wide range of activities and have directly involved over 6,500 local residents. When the SRB funding came to an end, many of the projects were continued in some form.

**4.3.4** New development in the town promoted through the Core Strategy will complement the regeneration initiatives being pursued through Swanley People First by providing new job opportunities, improved facilities in the town centre and environmental improvements. The Strategic Housing Land Availability Assessment identifies significant redevelopment opportunities in the town. In addition new development in the town will contribute to a community fund to support local regeneration projects (see the Infrastructure Delivery Plan Schedule in Appendix 4 for further details).

**4.3.5** Swanley is surrounded by Green Belt land. Land to the south east is also within the AONB which should be safeguarded from encroachment, while to the north and north east the Green Belt plays an important role in separating Swanley from the nearby communities of Hextable and Swanley Village and to the south in separating Swanley from Crockenhill. The Green Belt can play a significant role in assisting regeneration by focusing investment on existing urban land. For these reasons there are no proposals to release Green Belt land around Swanley.

**4.3.6** Provision for new development in the town is summarised in Table 4.

**4.3.7** Housing provision is based on the findings of the Strategic Housing Land Availability Assessment, including outstanding permissions and sites identified in the urban area and is made up as follows:

Completions since 2006	38
Outstanding permissions	65
Identified sites	494
Small site allowance	63
Total	660

**4.3.8** Most of the provision consists of identified sites. These sites will be brought forward for housing development through the Allocations and Development Management DPD.

**4.3.9** Policy on the density of residential development in the town is contained in Policy SP7.

**4.3.10** Swanley has a significant stock of employment land and its retention and modernisation in accordance with Policy SP8 will be a key factor in the development of the local economy. The economy has the potential to benefit further from the town's location next to the M25 and, in addition to existing sites, an unimplemented Sevenoaks District Local Plan allocation for employment land at Broom Hill adjoining Junction 3, is proposed to be retained as it continues to have potential for economic development to support the economic regeneration of the town.

**4.3.11** The development of a hotel in the town offers potential benefits for the local economy and will be supported.- Planning permission has now been granted for a hotel on the western side of the town.

Table 4: Summary of Development Provision in Swanley

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (approx no of units) (1)	38	150	410	60	660
Employment Land					22.7(2) 8.1 (3)
Retail (approx sq m net (4))	Dependent on the form of redevelopment proposals for the town centre				

Notes:

1. Future housing completions are rounded to the nearest ten.
2. Areas in hectares to be retained/regenerated
3. New area in hectares adjoining M25 J3
4. Approximate sq.m net of total

**4.3.12** Swanley’s position adjacent to the M25 and A20 means that traffic-generating development in the town has the potential to affect the Strategic Road Network (SRN). The Council has undertaken an assessment (based on the Highways Agency’s suggested Reduced Transport Evaluation methodology) of the impact of development in Swanley on the SRN. The assessment estimates that the cumulative impact of residential development in Swanley, beyond existing commitments, and development of an industrial estate form of employment use on the Broom Hill site was likely to be relatively modest. However, the assessment suggested that, without mitigation, development of a business park form of development at Broom Hill may have a more significant impact on traffic levels on the SRN. These broad conclusions from the assessment have been agreed with the Highways Agency.

**4.3.13** The development of the Broom Hill site is important to the economy of the town. Its potential traffic impact will be mitigated by:

- Limiting the development to industrial estate type uses (B1(c), B2, B8) unless a developer is able to demonstrate, to the satisfaction of the Council and the highways authority, that the development of other types of commercial floorspace will not have a significant impact on traffic levels on the Strategic Road Network.
- Requiring the development to implement a Travel Plan that may provide an improved bus link between Swanley Town Centre, Swanley Station and the east of Swanley, to serve the Broom Hill site and other employment sites in the area and limit the number of parking spaces to a level significantly below the maximum standard.
- Requiring applications to be accompanied by a Transport Assessment and Travel Plan that incorporate proposals to mitigate impact.
- The development of the site is subject to confirmation by means of a transport assessment that the transport impact on M25 Junction 3, taking account of mitigation measures, is acceptable.

**4.3.14** Development will also need to minimise impact on Biodiversity Action Plan habitats and include biodiversity enhancements. Proposals for the site having regard to these considerations will be set out in the Allocations and Development Management DPD.

4 . Location Policies

**4.3.15** Elsewhere in Swanley the Council will:

- Secure an improved walking and cycling link between the town centre and Swanley Station.
- Investigate the potential of developing a bus station in Swanley.
- In conjunction with the County Council improve cycleway and footpath provision in the town through the Transport Strategy and require facilities for cyclists to be provided in new development.
- Require all developments of 20 dwellings or more to be accompanied by a Travel Plan, which would set out a package of measures to encourage travel to and from the development site by sustainable modes.

**4.3.16** Swanley is less well-served with open space than other parts of the District, despite the valuable asset of Swanley Park on the northern side of the town. The Open Spaces Study recommends that provision be improved so that residents, particularly in the southern part of the town, have better access to open space. In accordance with Policy SP10 developments in areas of the town where there is a deficiency will be expected to provide or make a contribution towards improvement.

**Policy LO 4**

**Development in Swanley**

**In Swanley provision will be made for approximately 660 dwellings (2006-2026) throughout the town on a range of sites suitable for residential use within the urban area.**

**The local economy will be sustained through the regeneration and redevelopment of existing suitable employment sites to better meet the needs of business and through the allocation of additional land not in the Green Belt for employment purposes adjoining the M25. Developments in Swanley will be accompanied by measures to increase the attractiveness of sustainable transport modes.**

**In allocating sites for development in the Allocations and Development Management DPD, the emphasis in this area will be on:**

- **the town centre and adjoining areas**
- **for employment development, existing employment areas and land adjoining Junction 3 of the M25;**
- **providing additional public open space where opportunities arise: and**
- **protecting the setting of the town and the physical and community identity of the adjoining settlements, and prevention of coalescence**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will allocate sites for residential, employment and open space development.*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained.*

*Planning briefs will be prepared for key sites*

*Policy SP10 will be used to secure additional open space provision in connection with new development.*



*A revised planning brief will be prepared for the Broom Hill site which will identify the extent of the site to be developed for employment use, provision for green infrastructure and transport issues, taking account of factors listed in paras 4.3.13 -14.*

**Performance Indicators:**

Actual distribution of housing development compared to the distribution in the Core Strategy Net change in employment floorspace in the town

**Target:**

At least two thirds of new housing to be in Sevenoaks, Swanley or Edenbridge and at least half to be in Sevenoaks or Swanley

## Swanley Town Centre

**4.3.17** Swanley town centre contains a large food superstore and a pedestrianised shopping street, together with a civic centre and other facilities. The boundary of the town centre for the purposes of the Core Strategy is shown diagrammatically on Figure 5. It is focused primarily on the pedestrianised shopping area and superstore to the north west of the railway but also includes a limited area to the south east close to the main part of the centre. There is significant scope for development within the area of the centre to achieve regeneration objectives. The Allocations and Development Management DPD will define the boundary of the redevelopment proposals. The expansion of town centre development onto the adjoining open space to the south west will only be acceptable if it is demonstrated through the preparation of detailed proposals to be necessary to ensure the delivery of a regeneration scheme that enhances the vitality and viability of the town centre and meets the requirements of Policy LO5. In such circumstances provision would need to be made for the enhancement of the remaining open space and the off site replacement of equivalent value to the community of any facilities lost.

**4.3.18** The shopping centre suffers from a high level of vacancies and a limited range of stores. It loses a significant amount of expenditure to other areas, the environment is in need of improvement and overall it does not serve its local community as well as it should.

**4.3.19** The Council has been working with landowners and the local community to promote a regeneration scheme for the town centre with the objective of securing development that enables the centre to better meet the needs of the community. It will continue to work towards achieving such a scheme, although in the current economic climate a comprehensive scheme may not be viable. Pending a more comprehensive development, measures to improve the quality of the environment through refurbishment will be supported.

**4.3.20** The regeneration of the centre would help retain expenditure and the economic prosperity of the town, strengthen the social function of the centre as the meeting place of the town and enhance the environment and image of the place. In these ways, the enhancement of the centre can act as a catalyst for enhancing the town.

4 . Location Policies

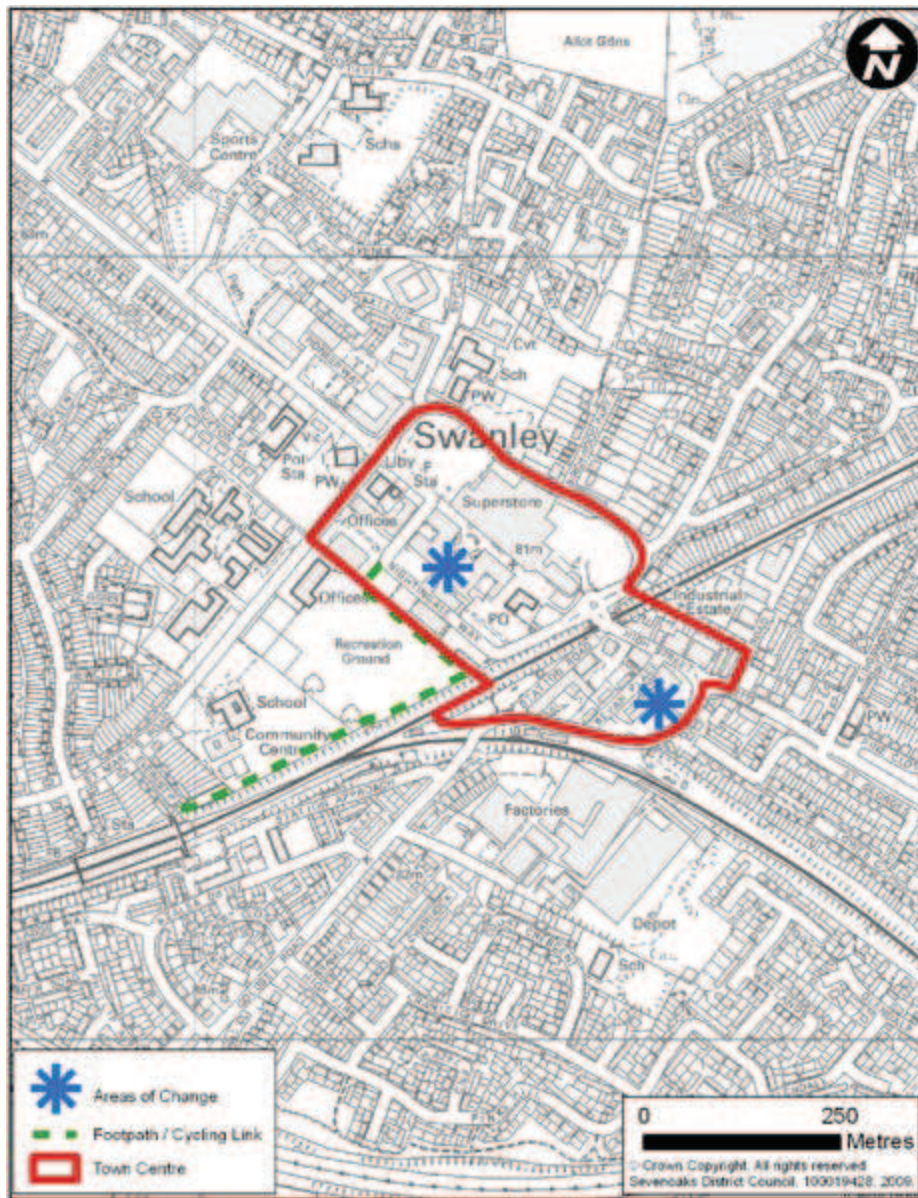


Figure 5: Swanley Town Centre

**4.3.21** The town centre would benefit from a hotel development which could assist in regeneration, widen the range of activity in the town centre area and contribute to the town’s economy as a whole. If the hotel development permitted on the western side of the town goes ahead the continued case for a hotel development in the town centre will be reviewed through the Allocations and Development Management DPD.

**4.3.22** A dedicated pedestrian/cycleway link will be provided between the railway station and the town centre to encourage access to the town centre by public transport.

**4.3.23** To the south east of the railway land at Bevan Place provides an opportunity for further town centre housing development.

**4.3.24** The Allocations and Development Management DPD will define the precise boundary of the town centre and include a policy on change of use in the shopping frontage.

**Policy LO 5****Swanley Town Centre**

**Swanley town centre will be regenerated so that it better meets the needs of the population it serves. The regeneration scheme will contain a mix of uses including retail, offices, residential and community facilities (including replacement of existing medical facilities) and will bring about a substantial improvement in the environment of the town centre. The provision of a hotel will be supported. Links between the town centre and the station will be improved.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will contain proposals for individual developments.*

*The Council will work with partners, including landowners and the local community, to bring forward comprehensive and viable regeneration proposals for the town centre in accordance with the policy. It will seek voluntary agreements to enable development to take place but will use its statutory powers if necessary.*

*The Council will work with local businesses to manage the town centre and promote environmental improvements. It will seek environmental improvements in association with new development.*

*The proposed route for the pedestrian/cycleway link to the station will be safeguarded through the Allocations and Development Management DPD. Delivery will be secured through developer contributions from the town centre regeneration, supported by Local Transport Plan funding (if available) (Further details are contained in the Infrastructure Delivery Plan, para 1.8).*

**Performance Indicators:**

Progress in implementing the regeneration scheme

Net change in retail floorspace

Performance against town centre health check indicators

**Target:**

A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of Core Strategy adoption.

The footpath/cycleway link to the station to be completed no later than the completion of the regeneration scheme.

## 4 . Location Policies

### 4.4 Development in Edenbridge

**4.4.1** Edenbridge is the third largest town and is the centre for a large rural area in the south west of the District. It expanded in the 1960s when it was designated as an overspill area and has developed along a north-south axis. It is less accessible to the main road network than Sevenoaks or Swanley but has orbital and radial rail links. The town has a range of services although more limited than the two larger towns.

**4.4.2** Parts of Edenbridge are liable to flood and these will be avoided in providing for development vulnerable to flooding, including housing.

**4.4.3** The Strategic Housing Land Availability Assessment shows that there are significant commitments for new development within the town, including schemes under construction, and further scope from small sites as follows:

Completions since 2006	207
Outstanding permissions	127
Identified sites	7
Small site allowance	70
Total	411

**4.4.4** Edenbridge is surrounded by Green Belt, which preserves the setting and character of the town, constrains its expansion and safeguards the countryside from encroachment.

**4.4.5** Edenbridge does have an area of “Safeguarded Land” west of Enterprise Way on the north-western side of the town that was originally released from the Green Belt in 1990 to meet potential long term development needs (see figure 6). The Strategic Housing Land Availability Assessment, as updated, shows that the District can meet its housing provision without using the safeguarded land. As the Core Strategy gives preference to the development of land within existing built up areas and the housing trajectory shows a substantial surplus in the first half of the plan period, the safeguarded land is not proposed for development at this time. The land does, however, have the potential to contribute to housing provision in the District in the latter part of the Core Strategy period if sufficient development does not come forward to meet the Core Strategy provision. The saved Local Plan policy towards safeguarded land states that such land can only be released through a future review of the development plan which would entail quite a lengthy process to ensure its release should it be needed.

**4.4.6** The safeguarded land is therefore being re-designated as Reserve Land to be subject to a Core Strategy policy that will enable it be brought forward if necessary to ensure an adequate supply of land is maintained to meet the District’s housing requirements without the need for a further development plan review. It will not be considered for release before 2015 in view of the adequacy of supply at present. The test for its release will be whether it is needed to maintain a five year housing land supply in accordance with Government requirements. The Annual Monitoring Report will provide the housing supply information on which to base a decision and the release of the land, if required, will be by means of a Council resolution.



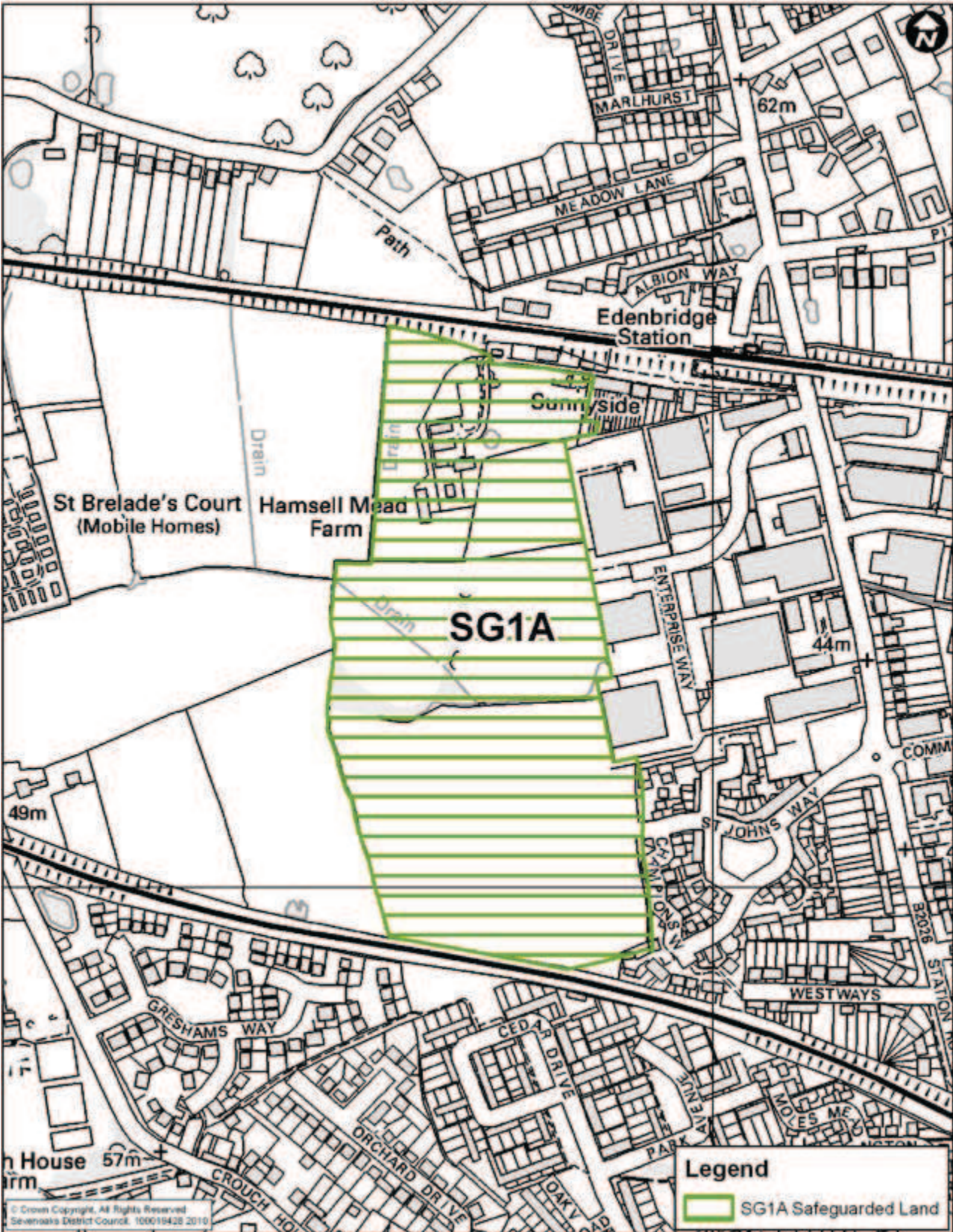


Figure 6 - Land at Edenbridge. Area to be changed from safeguarded to reserve

4 . Location Policies

**4.4.7** Policy on the density of residential development is contained in Policy SP7.

**4.4.8** Edenbridge has lost some employment land to other uses in recent years but still has a significant stock of employment land. The Employment Land Review identified a range of sites that it considered suitable for retention in employment use. Policy SP8 will apply to these areas and employment sites for retention will be designated through the Allocations and Development Management DPD. Regeneration and redevelopment of existing employment sites will be encouraged in accordance with the policy to ensure that employment land continues to adapt to meet the needs of the town’s economy.

**4.4.9** Edenbridge town centre provides a range of local shopping serving the town and surrounding area. Environmental improvements have recently been carried out following completion of the relief road. The Retail Study Update suggests there is only limited scope for increasing convenience shopping provision. The emphasis will be on maintaining a consolidated town centre and seeking opportunities for further improvement within the town centre area. The boundary of the town centre will be defined in the Allocations and Development Management DPD and will reflect the completion of the Co-operative food store and the greater focus to the south than the boundary in the Saved Local Plan. The Allocations and Development Management DPD will also include a policy on change of use in the shopping frontage. Opportunities to improve services for visitors will be sought, including a hotel should a proposal come forward on a suitable site.

**4.4.10** Provision for development in Edenbridge is summarised in Table 5.

Table 5: Summary of Development Provision in Edenbridge

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (approx no of units) (1)	207	130	10	70	410
Employment Land	22.1(2)				
Retail (approx sq m net) (3)	Maintain current provision				

Note

1. Future housing completions are rounded to the nearest ten.
2. Area in hectares to be retained/regenerated
3. Approx sq m net

**Policy LO 6**

**Development in Edenbridge**

**In Edenbridge provision will be made for approximately 410 dwellings (2006-2026) on a range of sites suitable for residential use within the urban area, avoiding areas liable to flood.**

**Land to the west of Edenbridge previously safeguarded to meet long term development needs is re-allocated as Reserve Land to be brought forward for development after 2015 only if required to maintain a five year supply of housing land in the District.**



**Existing suitable employment sites will be retained with the opportunity for regeneration and redevelopment to better meet the needs of business.**

**The mix of retail and service uses that contribute to the vitality and viability of the town centre will be maintained.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will allocate sites for residential development.*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained.*

*The Reserve Land will not be considered for release until after 2015. The test for its release after that date is whether the Annual Monitoring Report shows a five year supply of deliverable sites without the inclusion of the Reserve Land.*

**Performance Indicators:**

Actual distribution of housing development compared to the distribution in the Core Strategy

Net change in employment floorspace in the town

Net change in retail floorspace

Performance against town centre health check indicators

**Target:**

At least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half to be in Sevenoaks and Swanley.

**4.5 The Rural Areas and Countryside**

**Development in Rural Settlements**

**4.5.1** The District contains a range of smaller settlements that have a more limited range of services than the main towns but still offer some services to meet the day-to-day needs of their communities. The overall amount of development that will be acceptable in these settlements will generally be less than in the main towns due to their more limited range of services and reduced accessibility, which renders them less sustainable locations for meeting the development needs of the District as a whole. In addition the smaller size of the settlements will mean that the physical scope for larger scale development consistent with maintaining their character and protecting the Green Belt and Areas of Outstanding Natural Beauty will be less.

**4.5.2** A systematic assessment of services and facilities available in each settlement in the District forms the basis for the Settlement Hierarchy. Below Sevenoaks, Swanley and Edenbridge the following categories are defined:

Local Service Centres. *New Ash Green, Otford and Westerham.*

### 4 . Location Policies

**4.5.3** Some modest development would be acceptable within these settlements subject to local environmental considerations.

**4.5.4** *New Ash Green* was developed as a new community in the 1960s with its own centre. The centre has proved to be less successful than other aspects of the development and has suffered from vacant units and environmental problems. The Council is attempting to work with landowners and the local community to develop proposals for its regeneration so that it better meets the needs of the local community, while retaining a scale appropriate to the size of the community it is intended to serve and a form that respects the distinctive character of the settlement. An element of residential development will be included as part of the regeneration scheme. The final form of development will follow local consultation. No significant scope for development exists elsewhere in the village outside the centre.

**4.5.5** In *Otford* local environmental factors, including significant areas of open space, limit the scope for further development. The future emphasis is likely to be primarily on small sites.

**4.5.6** *Westerham* has the widest range of facilities in this category. The housing land availability assessment has not identified any large sites for future housing development within the settlement confines but *Westerham* does have land safeguarded for long term development. This consists of three relatively small sites, with a combined area of 4 ha:

1. Land adjoining Croft Road.
2. The former school site to the east of the allotments.
3. Allotments adjoining Churchill School.

**4.5.7** In view of the size of these sites the Council considers that they only have a limited value for continued safeguarding as a strategic long term reserve for the District after 2026. Instead their future will be considered through the Allocations and Development Management DPD which will examine the scope for development to take place without harm to the AONB and, in the case of the allotments site, maintaining provision for allotments in accordance with Policy SP10. The identified supply includes the former school site which is previously developed land.

Service Villages. *Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing, Knockholt Pound, Leigh, Seal, Sevenoaks Weald, Shoreham, South Darenth, Sundridge and West Kingsdown.*

**4.5.8** These villages have a limited range of basic services. They all have defined Green Belt boundaries but have restricted scope for further development within their settlement confines. They will only be suitable as locations for small scale development, limited to infilling and redevelopment, where the scale and nature of development is consistent with the local village character.

Smaller Villages and Hamlets

**4.5.9** The remaining settlements have a very restricted range of services which render them unsuitable locations for promoting development. A few areas are sufficiently built up to justify a defined Green Belt boundary but, in view of the lack of facilities, development in these locations will be limited to small scale infilling only.

**4.5.10** The land availability assessment shows there is significant scope for housing in these settlements although the supply is spread over a wide area and no single settlement has identified capacity for development on a substantial scale. The supply consists primarily of existing commitments although a number of relatively small additional sites have been identified. It is shown below:



Completions since 2006	328
Outstanding permissions	431
Identified sites	148
Small site allowance	252
Total	1,159

**4.5.11** Two thirds of the housing provision is made up of completions and outstanding planning permissions.

**4.5.12** Across the settlements there is some employment land recommended for retention through the Employment Land Review. This generally consists of relatively small sites and their retention and regeneration consistent with Policy SP8 will enable them to continue to make a significant contribution to the rural economy.

Table 6: Summary of Development Provision in Rural Settlements

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (approx no of units) (1)	328	440	130	250	1160
Employment Land					6.0

Notes

1. Future housing completions are rounded to the nearest ten and exclude Reserve Land.
2. Area in hectares to be retained/regenerated

**4.5.13** The boundaries of village centres where these exist and detailed policies controlling change of use in these areas will be set out in the Allocations and Development Management DPD.

**4.5.14** The continued sustainability of the local service centres as places to live and work is dependent on the retention of local services that meet community needs coupled with the retention of adequate transport services enabling access to larger centres for those services that are not available locally. The Council will work with service providers to support the retention and where possible improvement of rural transport services that provide an essential link between rural towns and villages and larger towns and will continue to provide its own community transport services to rural areas. The Council will seek to ensure that the policies of the Local Transport Authority maintain and improve the accessibility of rural communities through:

1. taking a co-ordinated approach to encouraging community-based transport in areas of need.
2. including a rural dimension to transport and traffic management policies, including looking for opportunities to improve provision for cyclists and pedestrians between towns and their nearest villages.
3. developing innovative and adaptable approaches to public transport in rural areas that reflect the particular and longer term social and economic characteristics of the District.

**4.5.15** The Council will seek to retain local services through the application of planning policy and will work positively to support proposals to improve service provision consistent with the role of the settlement concerned, where proposals are of scale and character appropriate to the area.

## 4 . Location Policies

### Parish Plans

The LDF Core Strategy, supported by the Allocations and Development Management DPD, provides a general framework for future development in the rural towns and villages. But it leaves room for more detailed proposals of local significance only to be developed locally through Parish Plans. These plans provide a mechanism for local communities, working with the Council, to develop their own proposals for the future development of their local area consistent with the LDF and the Sustainable Community Plan. The Council will encourage and support the development of Parish Plans within this context.

### Policy LO 7

#### Development in Rural Settlements

**Between all the settlements, provision will be made for a total of approximately 1,160 dwellings (2006-2026) on a range of sites suitable for residential use**

**Within the settlement confines of New Ash Green, Otford and Westerham development on a modest scale will be permitted where it can take place in an acceptable manner consistent with local character. In New Ash Green the village centre will be regenerated so that it better meets the needs of the local community whilst respecting the distinctive character of the settlement.**

**Within the settlement confines of Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing, Knockholt Pound, Leigh, Seal, Sevenoaks Weald, Shoreham, South Darenth, Sundridge and West Kingsdown infilling and redevelopment on a small scale only will be permitted taking account of the limited scope for development to take place in an acceptable manner and the limited range of services and facilities available.**

**Within all the settlements covered by this policy new development should be of a scale and nature appropriate to the village concerned and should respond to the distinctive local characteristics of the area in which it is situated.**

**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. The Council will support and encourage innovative proposals to improve provision of services and facilities to serve the local community, subject to any development being of a scale and character appropriate to the area.**

**Existing suitable employment sites will be retained with the opportunity for regeneration and redevelopment to better meet the needs of business.**

**The Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will allocate sites for residential development. Measures to maintain a supply of housing land are set out in the delivery of Policy LO1*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained*

*The Council will work with partners, including landowners and the local community, to bring forward viable regeneration proposals for New Ash Green village centre in accordance with the policy.*

*The Council will lobby rural transport service providers to maintain and improve services.*

**Performance Indicators:**

Actual distribution of housing development compared to the distribution in the Core Strategy

Changes in the Settlement Hierarchy services and facilities score for individual settlements

Number and proportion of vacant units in New Ash Green Centre.

The number of Parish Plans adopted by the Council.

**Target**

At least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge

**Major Developed Sites**

**4.5.16** There are a number of sites in the District, divorced from existing settlements that have become built up over the years. All are in commercial use and their original development often pre-dates the introduction of planning control. All are within the Green Belt and the largest sites have been designated as “Major Developed Sites” in the Green Belt. These are listed below with the area of the designation:

1.	Chaucer Business Park, Kemsing	4.4ha
2.	Glaxo Smith Kline, Leigh	4.0ha
3.	North Downs Business Park, Dunton Green	6.1ha
4.	Fort Halstead, Halstead	41.0h

**4.5.17** The list was reviewed at the time of the last Local Plan, adopted in 2000, and there are no proposals to change the list of designated sites.

**4.5.18** Proposals for development within Major Developed Sites will be considered in the light of Government guidance on the issue in Planning Policy Guidance Note 2 (Green Belts). This allows for development to take place within the designated area of the Major Developed Site provided criteria to prevent adverse impact on the Green Belt are met.

### 4 . Location Policies

**4.5.19** The Major Developed Sites form a significant part of the District's employment land supply and their retention and redevelopment as employment sites will, along with other commercial sites, be subject to the provisions of Policy SP8. As these sites are in locations divorced from existing settlements future development proposals will need to include sustainable transport proposals for accessing the site, including travel plans where appropriate, consistent with Policy SP2.

**4.5.20** Fort Halstead is a Major Developed Site within the Kent Downs AONB that was originally a Ministry of Defence research establishment and is still occupied by defence related industries. The defined boundary of the site in the Saved Local Plan does not fully reflect the developed area in business use and will be reviewed in the Allocations and Development Management DPD.

**4.5.21** The main requirements of the current occupiers of Fort Halstead, QinetiQ and the Defence Science and Technology Laboratory (DSTL), may vary during the Plan period. The implications of a future decline in occupancy of the site will be considered within the policy framework of the Core Strategy and the Major Development Site guidance for Green Belts (PPG2) and the major developments guidance for Areas of Outstanding Natural Beauty (PPS7)

**4.5.22** In February 2010 Glaxo Smith Kline announced its intention to close the site at Leigh, where it is the sole occupier. The Council will work with the current and prospective future occupiers to achieve a suitable future use of the site within the policy framework provided by the Core Strategy and PPG2 guidance on Major Developed Sites. This may involve the preparation of a Planning Brief as a supplementary planning document to guide future redevelopment.

**4.5.23** Brands Hatch has become a centre, in the Green Belt, for sport and leisure activities based on the motor racing circuit. Saved Local Plan Policy WK2 provides a framework for balancing further development of outdoor sport, leisure and recreation at the circuit with limiting environmental impacts on the surrounding area, including nearby residents in West Kingsdown and protecting the Green Belt. It will be reviewed through the Allocations and Development Management DPD but still applies until then.

#### **The Countryside**

**4.5.24** Outside settlements priority will be given to protection of the countryside. The countryside will be conserved and the distinctive features that contribute to the special character of the landscape and its biodiversity will be protected and enhanced where possible.

**4.5.25** A Countryside Assessment has been completed identifying the distinctive features of the District's landscape. It defines and describes the different types and character areas of the landscape and then evaluates each area in terms of the condition of the landscape and its sensitivity. The Countryside Assessment was adopted by the Council as Supplementary Planning Guidance when it was produced in 2004. It will be updated to have the added status of a Supplementary Planning Document and will be applied in considering the landscape impact of development and in looking for enhancement opportunities.

**4.5.26** The biodiversity of the countryside will be protected through the safeguarding of nationally and locally designated sites and support for the Kent Biodiversity Plan. Opportunities for enhancement will be sought through support for countryside enhancement schemes and in connection with development proposals.

**4.5.27** The District has a well-developed network of footpaths and bridleways that enable access to the countryside. Recreational paths include the North Downs Way, the Greensand Way, the Wealdway, the Darent Valley Path and the Eden Valley Walk. There is a Country Park at Lullingstone and extensive areas of countryside with public access. The Council will continue to seek access improvements, including links between town and country, through the Green Infrastructure Network (see Policy SP10) and will also seek improvements in interpretation facilities to promote enjoyment and understanding of the countryside.



**4.5.28** Horse riding is a significant recreational activity in rural areas of the District which offers benefits to rural communities but horse-related activities (often referred to as “horsiculture”), including stables and paddocks, can have landscape impacts that require careful consideration. A Supplementary Planning Document will be produced giving more detailed guidance on the issue.

**4.5.29** The Council is a supporter of the North West Kent Countryside Partnership, which also includes Kent County Council, the Environment Agency and adjoining Districts. It will continue to support enhancement projects through the Countryside Partnership.

**4.5.30** Over 60% of the District lies within either the Kent Downs or High Weald AONB. Both AONBs have produced Management Plans that have recently been updated. These set out a range of measures to protect and enhance the distinctive features of each AONB and the Council will support their implementation.

**4.5.31** The countryside is also a place of work and recreation. The rural economy has traditionally been dependent on agriculture but has increasingly diversified as the agricultural industry has changed in response to modern requirements. The Council will support small scale development proposals that contribute to diversification of the rural economy where these are compatible with policies to protect the countryside. This includes proposals for tourism and recreational developments that contribute to the rural economy. The District benefits from a high percentage of woodland cover which is a vital component of its landscape character, biodiversity, amenity and green infrastructure. The Council will take a positive role in the conservation and enhancement of woodlands in the District and encourage their management for biodiversity, amenity and economic use, including their potential contribution to sustainable energy production.

**4.5.32** Particular encouragement will be given to business developments that re-use existing buildings and there will generally be a preference for commercial over residential development in considering proposals for change of use of rural buildings.

**4.5.33** The District, as part of the West Kent Partnership, has been successful in obtaining “Leader” funding to support rural businesses and communities. The Leader programme aims to promote sustainable business growth within the land based and rural economies in the area. Key objectives are:

- Improve competitiveness and financial sustainability of West Kent’s farming and forestry
- Encourage innovation and diversification in West Kent’s land based sector
- Promote entrepreneurship in rural West Kent
- Encourage the development of rural tourism-related businesses
- Address pockets of deprivation and encourage vibrant rural communities
- Ensure best practice in land management and promote sustainable development

**Policy LO8**

**The Countryside and the Rural Economy.**

**The extent of the Green Belt will be maintained.**

**The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced.**

## 4 . Location Policies

Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided.

Development that supports the maintenance and diversification of the rural economy, including development for agriculture, forestry, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty conserves and enhances the value and character of the District's woodland and the landscape character of other rural parts of the District and that it takes account of infrastructure requirements.

### Delivery Mechanisms:

*The provisions of the Countryside Assessment will be applied in evaluating developments affecting the countryside and in developing countryside projects. It will be updated to have the status of a Supplementary Planning Document*

*Working with partners the Management Plan proposals for the Kent Downs and HighWeald AONBs will be implemented*

*Projects to conserve and enhance the landscape, the biodiversity of the countryside, access to the countryside and countryside interpretation will be promoted through the North West Kent Countryside Project working with local communities*

*A Supplementary Planning Document will be produced covering horse related development*

*Leader funding will be used to support the diversification of the rural economy*

*The Kent Downs AONB Landscape Design Handbook will be used where relevant in advising developers and considering enhancement projects.*

### Performance Indicators:

Development permitted contrary to Green Belt policy

Progress in implementing countryside projects in the District, including AONB

Management Plan projects affecting the District.

5. Strategic Policies





## 5 . Strategic Policies

### 5.1 The Design of Development and Conservation

**5.1.1** A distinguishing feature of the District is the high quality of the natural and built environment. Sevenoaks contains two AONBs and other areas of attractive landscape identified in the Countryside Assessment. The built and historic heritage of Listed Buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Ancient Monuments and sites of archaeological interest, contribute to the special quality and character of many parts of the District. A key responsibility of the plan is to ensure their continued protection, conservation and enhancement. The District’s towns and villages also include other areas of high quality environment.

**5.1.2** National policies provide for the protection of key historic assets and these will be applied rigorously across the District to ensure that its historic heritage is maintained. At a local level Conservation Area Appraisals and Management Plans will be used to provide guidance on distinguishing features of the historic environment that should be protected, together with identifying opportunities for enhancement. A general guidance document on Conservation Areas will be produced to complement the specific guidance for individual areas. The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during the Core Strategy period, to be adopted as a Supplementary Planning Document.

**5.1.3** New development must be accommodated without damaging the features that contribute to the quality of the urban and rural environment. Therefore, it is important that development is designed to respect or improve the character and distinctiveness of the area in which it is located. Guidance will be provided at a local level through Character Area Assessments covering the main urban areas and Village Design Statements and Parish Plans for rural areas.

**5.1.4** Good design has a central role in the Sustainable Community Plan. The “Green Environment” theme aims to ensure the District is a place where people can enjoy high quality rural and urban environments and the quality of new development is seen as a key factor in maintaining and enhancing the overall environmental quality of the District. The “Building for Life” criteria, produced by the Commission for Architecture and the Built Environment (CABE) provide a wide-ranging and objective basis for assessing the quality of new housing. The criteria are listed in Appendix 5 and the performance of new development against the criteria will be used as the key indicator for measuring success in achieving high quality design.

**5.1.5** The strategic policy sets a general framework within which more detailed and locally-specific guidance can operate, listed below under “Delivery Mechanisms”. In addition Saved Local Plan Policy EN1 will continue to provide a detailed basis for control of development until it is replaced in the Allocations and Development Management DPD.

#### Policy SP 1

##### Design of New Development and Conservation

**All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.**

**In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.**



**New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.**

**The District’s heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.**

**Delivery Mechanisms:**

*The Council will work with local communities to produce Village Design Statements, Parish Plans and Character Area Assessments to be adopted as Supplementary Planning Documents to provide detailed locally-specific guidance to support the general policy.*

*Conservation Area Appraisals have been produced for all of the District’s Conservation Areas, some of which have been replaced with Appraisals and Management Plans. These will be kept up to date through regular review, replacing the remaining Appraisals with Appraisals and Management Plans, and adopted as Supplementary Planning Documents. General guidance will also be produced as a Supplementary Planning Document, giving advice on development in Conservation Areas.*

*Development Briefs will be produced to give detailed design guidance on individual sites.*

*The Council will work with Kent County Council and other partners to maintain and update Kent Design as a Supplementary Planning Document.*

*The adopted Residential Extensions SPD provides detailed guidance on householder development.*

*Secured by Design principles will be applied in assessing development.*

**Performance Indicators:**

Performance of new housing against Building for Life criteria

The proportion of Conservation Areas with up to date Appraisals

**Target:**

No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest

No reduction in the extent of Conservation Areas due to insensitive development

Two thirds of new housing development to be rated good or better against Building for Life criteria and no development to be rated poor.

## 5 . Strategic Policies

### 5.2 Sustainable Development, Climate Change and Air Quality

**5.2.1** Government guidance in the Supplement to Planning Policy Statement No.1 states, it is generally accepted climate change is occurring and that it is a serious and urgent issue on which we need to act to reduce the emissions of greenhouse gases that contribute to climate change. It adds that planning has a role to play in reducing emissions and that planning also has a role in adapting to anticipated climate change.

**5.2.2** In October 2007, the Council signed the Nottingham Declaration on Climate Change and has since adopted a Carbon Reduction Management Action Plan. The Council is also preparing a corporate Climate Change Strategy. Together with the Core Strategy which promotes sustainable and resource efficient development and seeks to reduce dependency on the private motor car, these corporate initiatives will ensure that those living, working at or visiting the District will reduce their carbon emissions.

**5.2.3** The main issues for Sevenoaks in terms of Climate Change mitigation are:

- High average CO2 emissions: Carbon Dioxide emissions can originate from many sources with the majority arising from the burning of fossil fuels to provide energy and the use of petroleum in transport. There is a considerably higher level of domestic CO2 emissions per person in Sevenoaks District than at county, regional or national levels.
- High Energy consumption. The total energy consumption in Sevenoaks District is above the average for local authorities in Britain. The per capita energy consumption in Sevenoaks District is 18% more than the South East average, 8% more than the Kent average and 10% more than the national average. The Code for Sustainable Homes and the BREEAM standards require mandatory energy reduction measures in new developments.

**5.2.4** In the context of future development in the District the main areas where there is potential to reduce emissions of greenhouse gases are:

- By locating new development where it is accessible to services and facilities thereby reducing the need to travel and requiring new dwellings, employment uses, shops and services to provide for safe and convenient public transport, walking and cycling, so that reliance on the car can be reduced. This is a key principle behind the strategy for locating development set out earlier in the document.
- By investing in public transport services and walking and cycling facilities to increase the accessibility and attractiveness of these more sustainable transport modes.
- By incorporating sustainable construction principles, including renewable energy, to reduce emissions from new development.

**5.2.5** The main issues for Sevenoaks in terms of adapting to future climate change are:

- Flood risk, which is forecast to increase due to more extreme weather conditions. The Council's Strategic Flood Risk Assessment estimates the extent to which the 1:100 year flood plain will increase due to climate change and this will be taken into account in ensuring new development is not located in areas liable to flood. In addition there is scope for introducing sustainable drainage systems (SUDS) that reduce surface water run-off from development and thereby offer the potential to reduce the severity of future flooding.
- Water shortages, which may result from more frequent summer droughts. Each of the four water companies operating in the district are classified as water stressed and have high levels of average household water consumption. Parts of Sevenoaks District are being over-abstracted and therefore the amount of groundwater in these areas is reducing. This reduction in groundwater can increase the likelihood and severity of drought. Climate change is predicted to reduce rainfall within the South East which will inevitably place further pressure on an already pressurised region. The Code for Sustainable Homes and the BREEAM standards require mandatory water

use reduction measures in new developments which can make a contribution, along with other measures to reduce water consumption, in mitigating the impact. Sevenoaks District Council will assist the UK in achieving the objectives of the Water Framework Directive by delivering appropriate actions set out in River Basin Management Plans. Winter water storage reservoirs and other sustainable land management practices which reduce summer abstraction, diffuse pollution and run off, increase flood storage capacity and benefit wildlife and recreation will be encouraged.

**Sustainable Construction and Energy Generation**

**5.2.6** There is a strong local case for seeking an improvement in the overall sustainability, including the energy performance and water consumption of new development.

**5.2.7** The Code for Sustainable Homes is a nationally recognised tool for assessing the incorporation of sustainability features in new housing. The Code is made up of nine categories and includes mandatory features at all levels which ensures a high level of sustainability including energy efficiency, water efficiency, sustainable drainage and waste reduction. From 2010 new development will be required through the Building Regulations to reach the energy standards set out in Code Level 3 and after that improvements are planned so that by 2016 all new housing will be carbon neutral (i.e. there will be no net emissions). For commercial and institutional development the BREEAM Standard is used as an assessment tool, it assesses buildings against ten categories and also has mandatory elements regarding carbon emissions and water consumption. BREEAM can also be used to assess conversions to commercial, industrial and residential use.

**5.2.8** The Council will initially apply Code for Sustainable Homes Level 3 (progressing to Code Level 4 from 2013 and Level 6 by 2016), and BREEAM “Very Good” standard (increasing to “Excellent” standards from 2013). High quality residential and commercial schemes that exceed the standards will be encouraged.

Code for Sustainable Homes	BREEAM standards
Energy and CO2 emissions (M)	Management (M)
Water (M)	Health and Wellbeing (M)
Materials (M)	Energy (M)
Surface water run-off (M)	Transport
Waste (M)	Water (M)
Pollution	Materials
Health and Well-being (M at level 6)	Waste (M)
Management	Land Use and Ecology (M)
Ecology	Pollution
	Innovation

(M) indicates mandatory elements

**5.2.9** In relation to improving the energy efficiency of existing development, the adopted Residential Extensions Supplementary Planning Document outlines energy efficiency measures which can be incorporated. Sevenoaks District Council also actively supports the CERT (Carbon Emission Reduction Target) programme to local residents through a mix of direct marketing and indirect marketing of both the Kent-wide discount scheme and active promotion of the local Energy Saving Trust advice centre. Further initiatives are being examined to promote retrofitting of existing homes. In addition, the Council will promote the incorporation of combined heat and power and decentralised energy in larger scale new development where feasible.

### 5 . Strategic Policies

**5.2.10** The South East Plan Policy NRM11 requires local targets to be set for the provision of renewable and decentralised energy. Code level 3 can theoretically be achieved without the use of renewable or low carbon energy resources although there is a very small margin of error. Nevertheless, in order to reduce carbon emissions in a district which does not currently perform well in this respect, in addition to meeting Code level 3, initially a minimum 10% reduction of carbon emissions from residential, commercial and institutional development must be achieved through the use of decentralised, renewable or low carbon technologies subject to technological and financial feasibility. Code level 4 and above are not expected to be achieved through improvements to the building fabric alone but progressive reductions in CO2 emissions will be achieved through the use of renewables over the plan period as the overall Code level and BREEAM standard requirements increase.

**5.2.11** There are associated costs with complying with the Code for Sustainable Homes levels and BREEAM standards. Applicants will be required to submit evidence if they feel that compliance is not technically or financially achievable having regard to the type of development involved and its design.

#### Transport

**5.2.12** The emerging Transport Strategy is summarised in a box following paragraph 3.4.3, together with its relationship to the Core Strategy.

**5.2.13** The dispersed rural nature of Sevenoaks District results in bus operators finding it difficult to run many commercially viable bus services and many existing services are subsidised by KCC. Limited development in rural areas is unlikely to provide a catalyst for improved bus services serving these areas. The Transport Strategy suggests that innovative public and community transport solutions, such as dial-a-ride and car pooling, will need to be developed in these areas to improve accessibility. The Council sets out its commitment to maintaining and improving accessibility in rural communities in Core Strategy policy L07.

**5.2.14** Network Rail's draft Route Utilisation Strategies (RUSs) for Kent (April 2009) and Sussex (May 2009), together with the published South London RUS (March 2008), consider the future development of all rail services and lines serving Sevenoaks District and take into account housing development policies in the South East Plan. The RUSs find limited scope for increasing the capacity and frequency of peak train services between Sevenoaks District and London, although the introduction of domestic services on High Speed One is expected to relieve some of the existing overcrowding because of the reduction in passengers travelling through Sevenoaks District. Opportunities exist to promote greater train travel for journeys other than commuting to London. Improving accessibility to stations by all modes and improving the quality of facilities available at stations can help to achieve this. Some improvements to Sevenoaks and Swanley Stations will be delivered through Network Rail's, Department for Transport backed, National Station Improvement Programme.

**5.2.15** Walking and cycling are the most sustainable forms of transport. The Transport Strategy promotes improvements to walking and cycling facilities and networks, especially within the urban areas of Sevenoaks, Swanley and Edenbridge, to improve the safety and convenience of these modes, and opportunities will also be sought in connection with new development. Where opportunities do not exist to provide formal cycle routes along existing key roads, the local authorities will investigate the potential for identifying off road cycle routes and encouraging cyclists to use safer and less busy roads, through appropriate signage.

**5.2.16** Travel Plans can reduce reliance on the private car by promoting the opportunities for travelling to and from sites by public transport, walking or cycling and by offering new opportunities to reduce car use, through the establishment of car sharing services or car clubs, for example. The Council will work with existing employers and schools to encourage them to prepare Travel Plans and will require new developments to prepare and adopt them using Kent County Council's guidance on Travel Plans (Transport Assessments and Travel Plans, October 2008) as the basis for determining when such plans will be required. Policy LO4 includes specific provisions for Travel Plans in Swanley.



**5.2.17** The Transport Strategy notes that the relatively limited level of development proposed in Sevenoaks District in the plan period is unlikely to have significant impacts on the local road network. However, the detailed transport impacts of development proposals will need to be assessed at the planning application stage and in some instances development may be conditional on implementation of specific transport mitigation measures. The Council will also work with Kent County Council to review maximum parking standards for the District.

**5.2.18** The Council considers that there are benefits from the construction of east facing slip roads to the M25/M26 in relieving traffic congestion and potentially benefiting Air Quality Management Areas, although further work is needed to assess their impact. However, the Highways Agency has no plans at present to deliver the scheme and the Core Strategy does not rely on its provision. The Transport Strategy includes a proposal, which the Council supports, to work with the Highways Agency to find an appropriate solution to congestion on the A25 and access to/egress from the M25/26.

**Air Quality**

**5.2.19** Poor air quality is an issue in certain parts of the District alongside main roads. Eleven Air Quality Management Areas have been declared and the Council has an Air Quality Action Plan (2009) that includes measures to improve air quality.

**5.2.20** Road traffic is the main contributor to poor air quality and the level of traffic, particularly through traffic is largely outside the control of the District. Policies in the LDF will have some impact on traffic levels though they can only be part of the solution. Locating new development where it is accessible to services and facilities will have a beneficial impact in reducing the need to travel, while applying policies to retain services and facilities that meet a local need together with promoting alternatives to car travel should also reduce the need to travel by car to reach essential services.

**5.2.21** Future development should avoid adverse impact on air quality, particularly in Air Quality Management Areas where there is a need to improve air quality. In areas of poor air quality careful design of new development will be needed to ensure an acceptable environment for future occupiers.

**Noise**

**5.2.22** The Allocations and Development Management DPD will include a policy on developments and locations sensitive to noise and developments generating significant noise levels. This will include consideration of noise issues in Areas of Outstanding Natural Beauty.

**Policy SP 2**

**Sustainable Development**

**Sustainable Construction and Low-Carbon Energy Generation**

**The District will contribute to reducing the causes and effects of climate change by promoting best practice in sustainable design and construction to improve the energy and water efficiency of all new development and contribute to the goal of achieving zero carbon development as soon as possible.**

**1. New homes will be required to achieve at least Level 3 of the Code for Sustainable Homes, progressing to Level 4 from 2013 and will be encouraged to achieve Level 6 by 2016.**

## 5 . Strategic Policies

**2. All new commercial (A1-A5, B1-2, B8, C1, D1) and institutional (C2, D1) development, (including conversions) and conversions to residential use will be required to achieve BREEAM “Very Good” standards increasing to “Excellent” standards from 2013 and must incorporate sustainable drainage systems (SUDS) where practical together with arrangements to secure their long term maintenance.**

**3. Achievement of the Code levels and BREEAM standards must include at least a 10% reduction in the total carbon emissions through the on-site installation and implementation of decentralised, renewable or low-carbon energy sources.**

**4. Applicants must submit evidence which demonstrates how the requirements have been met or which demonstrate that compliance is not technically or financially feasible.**

**5. The District will support and promote the incorporation of decentralised energy sources including combined heat and power in new development and will support small scale and community-based renewable energy developments where such development does not adversely affect the openness of the Green Belt and is consistent with AONB policy.**

### Transport

The Council will support and promote measures to reduce reliance on travel by car both in providing for new development and in supporting measures promoted through the Transport Strategy. Specifically it will:

- 1. Support improvements to enhance the safety and convenience of public and community transport.**
- 2. Seek improved facilities for cyclists and pedestrians**
- 3. Require the inclusion of Travel Plans and other appropriate measures in new developments that generate significant traffic volumes**

### Air Quality

The design and location of new development will take account of the need to improve air quality in accordance with the District’s Air Quality Action Plan. Development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. New development in areas of poor air quality will be required to incorporate measures in the design and orientation that demonstrate an acceptable environment will be created for future occupiers. Permission will be refused where unacceptable impacts cannot be overcome by mitigation.

### Delivery Mechanisms:

*The provisions of Kent Design will be applied in relation to sustainable design and construction, including sustainable drainage. Further guidance will be developed on what is required to be submitted at the planning application stage in order to assess compliance with the policy.*

*The Residential Extensions SPD contains specific guidance on the incorporation of energy efficiency measures in residential extensions*

*The Allocations and Development Management DPD will identify opportunities for combined heat and power, which will be taken forward where necessary in development briefs. The Allocations and Development Management DPD will include provision for cyclists and pedestrians in new development where opportunities for improvement can be identified.*

*The Local Transport Plan and the Sevenoaks District Strategy for Transport will identify the transport initiatives to be implemented to achieve the LTP and Core Strategy visions.*

*Policy SP9 sets out the Council's approach to the provision of new transport infrastructure. Where required, land will be allocated or safeguarded through the Allocations and Development Management DPD.*

*The Allocations and Development Management DPD and Planning Briefs, where relevant, will identify measures to mitigate air quality impacts of new development, particularly in Air Quality Management Areas.*

#### **Performance Indicators:**

Proportion of new development that meets or exceeds the required Code for Sustainable Homes level or BREEAM standards where relevant.

Number of large scale renewable, decentralised and combined heat and power schemes installed by capacity and type.

The number and percentage of new residential units permitted annually within 30 minutes public transport time of a GP, hospital, primary and secondary school and a town centre or local service centre.

The number of new developments where a travel plan has been adopted in the annual monitoring period.

Progress in implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport (see Performance Indicator for Policy SP9).

Changes in air quality in Air Quality Management Areas

Percentage of travel plan progress reports where the travel plan is achieving its modal split target(s) or has taken additional measures to achieve the target.

Length of additional Public Rights of Way and cycle routes developed in the District annually, including the length secured through implementing proposals in the Cycling Strategy.

#### **Target:**

All new development to comply with the relevant Code of Sustainable Homes or BREEAM

## 5 . Strategic Policies

### 5.3 Housing Policies

#### Provision of Affordable Housing

**5.3.1** The planning system has an important part to play in providing affordable housing for those unable to access the housing market. The need to provide affordable housing is important for two main reasons; firstly to enable people who cannot afford to rent or buy on the open market to live in a home that is suitable for their needs and that they can afford, and secondly to provide housing for people working in different aspects of the local economy, thus underpinning economic activity.

**5.3.2** PPS3 sets out the Government's policy for securing the provision of affordable housing, which it defines as including:

*“social rented and intermediate housing provided to specified eligible households whose needs are not met by the market.”*

**5.3.3** This plan uses the same definition. Intermediate housing includes shared ownership but the definition excludes low cost market housing. Affordable housing is expected to be provided within new housing schemes and PPS3 sets a national indicative threshold of 15 units for requiring provision to be made, although this can be varied based on local circumstances.

**5.3.4** The South East Plan identifies a series of sub regional housing markets and Sevenoaks District, together with Tonbridge and Malling and Tunbridge Wells, lies within the West Kent housing market area. A West Kent Strategic Housing Market Assessment has been completed in accordance with Government guidance and is being taken into account in the current review of the Council's Housing Strategy. It shows a high level of need for affordable housing across the housing market area and a shortfall in comparison with existing provision. In view of the level of need the study recommends a target of at least 40% affordable housing for all suitable sites. It also recommends that authorities consider a range of site thresholds below 15 units recognising that viability issues may require lower target levels or commuted sums for delivery on alternative sites.

**5.3.5** The provision of affordable housing is not just important in responding to housing need, it is also important to the economy. The West Kent Area Investment Framework identifies lack of affordable housing as a factor contributing to labour supply shortages. It is therefore important to increase future supply.

**5.3.6** In the last five years, 59% of new dwelling completions in the District were on sites below the Government's indicative 15 dwellings threshold, with the proportion of larger sites particularly low in rural areas. This means that most developments have not been required to contribute to affordable housing and as a consequence the number of affordable units achieved has fallen short of regional guidelines. This trend of a relatively high proportion of completions on small sites is likely to continue.

**5.3.7** A lower site size threshold is, therefore, required if the proportion of affordable housing in new housing developments is to be increased in response to the level of need.

**5.3.8** To examine the impact of a lower site size threshold on the viability of housing development an Affordable Housing Viability Assessment has been carried out. The assessment found that:

- For developments of 15 units or more a 40% on-site affordable housing requirement would maintain viability.
- For developments of 5-14 units there is room for an on-site affordable housing requirement, whilst maintaining viability. Maintaining the 40% requirement could have an adverse impact on viability and instead the assessment recommends a sliding scale approach with a requirement of 30% for developments of 10-14 units and 20% for 5-9 units.



- For developments of less than five units an on-site contribution could not be justified on viability grounds. However, there is scope for a financial contribution towards off-site provision whilst maintaining viability of development. The assessment recommends a contribution based on the equivalent of providing 10% affordable housing but this would only apply to developments involving a net increase in the number of dwellings.

**5.3.9** These findings are accepted and form the basis of the requirements in Policy SP3. In view of the level of need the Council does not see a case for setting the requirement below the maximum level that would maintain viability.

**5.3.10** Provision for affordable housing on developments of five units or more should be made on site. In exceptional circumstances where it is demonstrated to the Council’s satisfaction through an independent assessment of viability that provision in accordance with the policy would not be viable, a reduced level of provision may be accepted or, failing that, a financial contribution towards provision off-site will be required.

**5.3.11** Within the affordable housing total, provision can include social rented and intermediate housing (which includes shared ownership). Taking account of the level of need the Council will expect at least 65% to be social rented. However on a site-by-site basis the specific balance of rent and intermediate housing should address any identified local need and the size and type of affordable housing provided should also reflect local need.

**5.3.12** Financial contributions will be used to increase provision of affordable housing on other sites in the District, including enabling local housing schemes in rural parishes. In addition the Strategic Housing Market Assessment recommends that authorities develop strategies to make better use of the existing housing stock by providing incentives to reduce the substantial under-occupation of family houses in the social rented sector and funding may also be used to support such initiatives. This approach accords with South East Plan policy H6 on making better use of the existing housing stock. A supplementary planning document will be prepared to give guidance on the implementation of policy in this area including arrangements for financial contributions.

**5.3.13** The Council will expect the provision of affordable housing to be secured through the involvement of a Registered Social Landlord who is one of the Council’s preferred partners. Where this is not the case the Council will expect the RSL to meet the standards required of Council’s preferred partners.

**5.3.14** Permission will be refused for development that makes no contribution or inadequate contribution to affordable housing where provision could reasonably be made under the terms of the policy.

**Policy SP 3**

**Provision of Affordable Housing**

**In order to meet the needs of people who are not able to compete in the general housing market, the Council will expect the provision of affordable housing in all types of residential development including specialised housing.<sup>(11)</sup> The location, layout and design of the affordable housing within the scheme should create an inclusive development.**

**The level and type of affordable housing required in any residential development will be assessed against the following criteria:-**

11 For the purposes of this policy “residential development including specialised housing” refers to development within Use Class C3 but not development within Use Class C2.

## 5 . Strategic Policies

1. In residential developments of 15 dwellings or more gross 40% of the total number of units should be affordable.
2. In residential developments of 10-14 dwellings gross 30% of the total number of units should be affordable
3. In residential developments of 5-9 units gross 20% of the total number of units should be affordable
4. In residential developments of less than 5 units that involve a net gain in the number of units a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off-site

Where an element of affordable housing is required at least 65% of the affordable housing units should be social rented, unless the Council is satisfied that an alternative mix meets a proven need.

In exceptional circumstances where it is demonstrated to the Council's satisfaction through an independent assessment of viability that on-site provision in accordance with the policy would not be viable, a reduced level of provision may be accepted or, failing that, a financial contribution towards provision off-site will be required.

Permission will be refused where the size of the development is artificially reduced to fall below the threshold requiring provision of affordable housing.

### **Delivery Mechanism:**

*The Allocations and Development Management DPD will provide guidance on requirements for affordable housing on identified sites taking account of the policy.*

*A Supplementary Planning Document will be prepared to give guidance on the implementation of the policy, including arrangements for financial contributions.*

*Development Briefs on larger sites will provide guidance on requirements for affordable housing taking account of the policy.*

*The policy will be applied in considering planning applications for residential development and provision of affordable housing will be secured through the Council's standard legal agreement and nominations agreement.*

### **Performance Indicators:**

Affordable housing completions per annum

Proportion of affordable housing provided in the social rented and intermediate sectors

**Target:**

From adoption of the Core Strategy an average of 66 affordable housing completions per annum  
(Note: This target to be reviewed in conjunction with the Housing Strategy review.)

**Affordable Housing in Rural Areas**

**5.3.15** Even with a lower threshold the opportunities to provide additional affordable housing in rural areas of the District are more limited because there is less scope generally for new housing development. Government guidance in PPS3 allows for small scale affordable housing to be provided through the use of a “rural exceptions site policy” under which small sites that would not normally be suitable for development because of restraint policies can be developed solely for affordable housing to serve small rural communities. PPS3 adds that rural exception sites should only be used for affordable housing in perpetuity.

**5.3.16** Policy H3 of the South East Plan identifies a role in increasing affordable housing provision for small scale affordable housing schemes within or well-related to rural settlements, possibly including land which would not otherwise be released for development.

**5.3.17** The Council's approach to the consideration of rural exception sites is based on firstly assessing need, then searching for suitable sites and then supporting the development of an agreed scheme.

**5.3.18** The Council has a programme of rural housing needs surveys carried out through “Action with Communities in Rural Kent “. Where the survey shows evidence of need the Council will work with the local community and housing providers to identify and assist in delivering suitable sites that meet the criteria in Policy SP4. The development of Green Belt land for rural exception sites will only be acceptable where there is evidence of a local need in the parish for affordable housing, identified through the needs survey described above, that could not be met by developing non Green Belt land. Sites released as an exception to policy should be made available exclusively for affordable housing to meet strictly defined local needs in perpetuity.

**5.3.19** For the purposes of the policy local need is defined as follows:

*The need of those unable to gain access to existing local accommodation suited to their needs at an affordable cost (the onus being on the household to prove they cannot afford to buy locally at current house prices within the limits of the disposable income available to them) and that fall within one or more of the following categories:*

- *those in the Parish currently in accommodation unsuited to their circumstances for physical, medical, or social reasons and which is incapable of being improved. “Improvement” in this context means any improvement achievable with grant assistance;*
- *those who are dependants of households who have been resident in the Parish either for a continuous period of three years or alternatively any five years out of the last ten;*
- *those who have been members of households currently living in the Parish and who have recognised local connections, i.e. having family resident in the area for a minimum of ten years;*
- *those employed full-time in the Parish on other than a short-term basis, or those who will be taking up such employment there, or those who provide an important service requiring them to live locally.*

5 . Strategic Policies

**Policy SP 4**

**Affordable Housing in Rural Areas**

**Small scale developments for affordable housing only will be developed to meet local needs identified through rural housing needs surveys. The following criteria will be applied in identifying sites:**

- a. the local need identified through the rural housing needs survey cannot be met by any other means through the development of sites within the defined confines of a settlement within the parish or, where appropriate, in an adjacent parish;**
- b. the proposal is of a size and type suitable to meet the identified local need and will be available at an appropriate affordable cost commensurate with the results of the appraisal. The proposal is accompanied by a financial appraisal proving the scheme will meet the defined need. Schemes which propose an element of cross subsidy will not be acceptable;**
- c. the proposed site is considered suitable for such purposes by virtue of its scale and is sited within or adjoining an existing village, is close to available services and public transport, and there are no overriding countryside, conservation, environmental, or highway impacts The initial and subsequent occupancy of sites developed under this policy will be controlled through planning conditions and agreements as appropriate to ensure that the accommodation remains available in perpetuity to meet the purposes for which it was permitted.**

**Delivery Mechanism:**

*The Council will maintain a programme of rural housing needs surveys*

*The Council will work with local communities and housing providers to identify and bring forward potential sites where a need is established*

*The Council will develop a standard legal agreement that ensures the occupancy of developments is controlled in accordance with the policy.*

**Performance Indicator:**

Affordable housing completions in rural areas under the policy

**Housing Size and Type**

**Housing Size**

**5.3.20** The Strategic Housing Market Assessment shows that the District has a high proportion of large dwellings in its housing stock. Population forecasts show a trend towards smaller average household size, including an increasing proportion of single person households and the assessment recommends future provision should favour of one and two bedroom units to address the current imbalance and respond to future demographic change. While the size profile of new dwellings will



only lead to gradual change in the make up of the overall housing stock, increasing the proportion of smaller units in new development will over time lead to a better balance between the housing stock and the size of dwellings needed in the future.

**5.3.21** The low proportion of smaller units in the housing stock contributes to the relatively high average price of housing in the District. More small units should lead to an increase in the proportion of relatively low cost market housing available to buy, assisting those who are just able to afford to buy on the open market.

**5.3.22** The Strategic Housing Market Assessment recommends targets for market housing of 20% one bedroom, 30% two bedroom, 35% three bedroom and 15% four or more bedroom and for affordable housing it recommends 35% one bedroom, 30% two bedroom and 35% three and four bedroom. Taking account of these recommendations the Council will seek to achieve an average of 50% two bedroom or less across all developments. This is not intended to be a quota and in considering individual development schemes account will also be taken of the range of dwelling sizes of market and social housing in the local area and of site specific factors in considering the mix of dwelling sizes.

**Housing Type**

**5.3.23** The proportion of older people in the population is forecast to rise, with the proportion of people over 65 rising from 18% to 26% (2006-2026) and a the proportion over 85 nearly doubling from 2.6 to 5.1% (source: Kent County Council population forecasts). While health improvements mean that older people are remaining active for longer, an increase in the number of frail elderly is to be expected.

**5.3.24** The housing stock needs to adapt to meet the requirements of an ageing population. This means providing new homes that enable people to continue to live independently even though their mobility may be reduced. The ability to adapt homes is one of the “Building for Life” criteria that will be used in assessing new housing schemes (see policy SP1 and Appendix 5). While most older people prefer to remain in their own homes the ageing population will also mean some increased provision will be needed of housing specifically designed for older people including those with special needs. Housing to meet the needs of older people contributes to the Community Strategy theme of safe and caring communities.

**5.3.25** People with disabilities form a significant proportion of the population and also need homes that can be adapted to meet their needs.

**The Efficient Use of the Existing Housing Stock**

**5.3.26** The Council is pursuing a range of housing initiatives to make better use of the existing housing stock, complementing Core Strategy policies. These are contained in the Private Sector Housing Assistance Policy (2008), West Kent Housing’s “Small is Beautiful” Scheme and the Empty Homes Action Plan (2009). The scope for further initiatives will be considered in the emerging Housing Strategy Action Plan and kept under subsequent review.

**Policy SP 5**

**Housing Size and Type**

**The Council will expect new housing development to contribute to a mix of different housing types in residential areas taking into account the existing pattern of housing in the area, evidence of local need and site specific factors. It will seek the inclusion of small units (less than three bedrooms) in new development schemes in suitable locations to increase the proportion of smaller units in the District housing stock.**

5 . Strategic Policies

**The Council will seek the provision of an increased proportion of housing designed to the lifetime homes standard that can be readily adapted to meet the needs of older people and people with disabilities.**

**Sheltered housing and extra care housing for people with special needs will be encouraged on suitable sites in areas close to a range of services that provide for the needs of future occupants.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will provide guidance on the mix of development on identified sites taking account of the policy, including identifying housing sites that may be particularly suitable for extra care provision.*

*Development Briefs on larger sites will provide guidance on the mix of development taking account of the policy.*

*The policy will be applied in considering planning applications for residential development.*

**Performance Indicator:**

Housing completions by size

Number of sheltered housing and extra care housing units completed

Percentage of dwellings completed meeting the lifetime homes standard

**Provision for Gypsies and Travellers and Travelling Showpeople**

**5.3.27** At the time the Government indicated its intention to abolish regional strategies a Partial Review was under way to identify the scale of future requirements for gypsy and traveller accommodation and travelling show people and how provision for each should be distributed across the region down to District level. Government Circular 01/06 contains a definition of gypsies and travellers (reproduced in the Glossary) which will be used in applying policy. The preferred option for the partial review, which had been submitted by the Region for independent examination, required an additional provision for the District of 19 permanent pitches for gypsies and travellers up to 2016. There are currently no sites for travelling showpeople in the District and the preferred option proposed that one site should be provided. The Partial Review was abandoned before the Panel Report on the examination was complete.

**5.3.28** A Gypsies and Travellers Accommodation Assessment has been completed for Sevenoaks.

**5.3.29** The Allocations and Development Management DPD will set an overall level of future provision for gypsy and traveller accommodation and for travelling showpeople and will identify sites to meet the level of provision that is set taking account of relevant planning policy guidance. New gypsy and traveller sites in the Green Belt are normally inappropriate development. Depending on the level of provision to be made, the Council may need to consider minor amendments to Green Belt boundaries.

**Policy SP 6****Provision for Gypsies and Travellers and Travelling Showpeople**

Sites will be provided by means of allocations in the Allocations and Development Management DPD for gypsies and travellers and, if required, for travelling showpeople. The identification of sites in the Allocations and Development Management DPD will take account of the following criteria:

- a. The site should be located within or close to existing settlements with a range of services and facilities and access to public transport
- b. The site is of a scale appropriate to accommodate the facilities required and will offer an acceptable living environment for future occupants in terms of noise and air quality
- c. Safe and convenient vehicular and pedestrian access can be provided to the site
- d. The site is not located within an area liable to flood
- e. The development will have no significant adverse landscape or biodiversity impact. In the AONBs, sites should only be allocated where it can be demonstrated that the objectives of the designation will not be compromised.
- f. Alternatives should be explored before Green Belt locations are considered.

Land allocated for gypsies and travellers and travelling showpeople will be safeguarded for this purpose so long as a need exists in the District for accommodation for gypsies and travellers and travelling showpeople.

Proposals for sites for gypsies and travellers and travelling showpeople on other land outside existing settlement confines will only be permitted where it is first demonstrated that the development is for occupation by gypsies and travellers or travelling showpeople and that the proposed occupant has a need for accommodation that cannot be met on lawful existing or allocated sites in the region. In addition development proposals will need to comply with criteria a – e above.

For the purposes of this policy gypsies and travellers are people who meet the definition in Circular 01/06, as set out in the Core Strategy glossary.

**Delivery Mechanisms :**

*The Allocations and Development Management DPD will set an overall level of future provision and identify sites to meet the provision.*

*The policy will be applied in considering planning applications for sites for gypsies and travellers and travelling showpeople*

**Performance Indicator:**

Number of additional pitches provided

**Target:** To be set by the Allocations and Development Management DPD.

## 5 . Strategic Policies

### Housing Density

**5.3.30** The proposed development strategy for the District is based on meeting future requirements by developing within existing settlements, particularly the larger towns, rather than extending into the Green Belt. This approach depends on using available sites within urban areas to their full potential, consistent with environmental factors. Using land efficiently means that each site contributes more, and less land in total is needed as a consequence to meet the District's development requirements, with beneficial effects for protection of the countryside.

**5.3.31** Higher density development will only be appropriate in relatively accessible locations where residents will have good access to services. The policy reflects this, varying density according to location.

**5.3.32** In all cases development will only be acceptable where schemes are well-designed and do not compromise the overall character of the area. The appropriate density for individual schemes will vary taking account of the characteristics of the development site and surrounding area. All figures in the policy refer to net density.

#### Policy SP 7

##### Density of Housing Development

**All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to this overriding consideration:**

**1. Within the urban areas of Sevenoaks, Swanley and Edenbridge new residential development will be expected to achieve a density of 40 dwellings per hectare. In suitable locations close to Sevenoaks and Swanley town centres higher densities will be encouraged.**

**2. Within Sevenoaks and Swanley town centres, as defined under Policies LO3 and LO5, new residential development will be expected to achieve a density of 75 dwellings per hectare.**

**3. In other settlements not listed above new residential development will be expected to achieve a density of 30 dwellings per hectare.**

**Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, may be refused permission.**

#### Delivery Mechanisms:

*The Allocations and Development Management DPD and Development Briefs will give guidance on the density of development for identified sites.*

*The policy will be applied in considering planning applications for residential development.*

*Residential Character Area Assessments and Conservation Area Management Plans will be considered where relevant in assessing development proposals.*



**Performance Indicator:**

Average density of new housing development in the towns and town centres listed in the policy and the remainder of the District.

**Target:**

Average density of 40 dwellings per hectare across the District

## 5.4 Economic Development and Employment Land

**5.4.1** The economy of the District is relatively broad based and has a higher than average level of employment in small firms and a lower than average level in large firms compared to the South East average. It is dominated by the service sector with the highest level of employment in wholesale and retail trade followed by business services. No sector is substantially over-represented in comparison with the regional average.

**5.4.2** Sevenoaks is the largest employment centre and is primarily a centre for service industries. Swanley and Edenbridge also have significant concentrations of employment. Away from existing settlements the Major Developed Sites in the Green Belt at Fort Halstead and Glaxo Smith Kline in Leigh are centres for defence-related and pharmaceutical industries respectively. Further development to support these sectors will be supported where it is consistent with planning policy guidance on Major Developed Sites.

**5.4.3** The District as a whole remains relatively prosperous despite the impact of the recession although unemployment has risen and deprivation and lack of skills is an issue in some areas.

**5.4.4** The Council is preparing an Economic Development Action Plan, which sets out a range of initiatives to support the District's economy. Key themes include improved liaison with local businesses, support for newly forming and expanding local firms, maintaining the supply of employment land, supporting initiatives to improve skills, increasing the provision of affordable housing, improving transport through the Transport Strategy and supporting the rural economy and tourism.

**5.4.5** The LDF Core Strategy has a significant role in implementing the Action Plan in the provision it makes for development. Other sections of this document cover economic development in the main towns, rural areas, transport and affordable housing. With regard to employment land, the Employment Land Review examines the District's existing stock of employment land for business use. It shows that there is a significant supply on a wide range of sites and that the great majority is acceptably located, although some sites are in need of modernisation to meet current business needs. The review estimates future additional land requirements at 0.3ha to 1.5ha after allowance is made for the loss of unsuitable sites to other uses.

**5.4.6** The limited deficit in employment land supply can be made up through intensification and use of vacant land so the review does not see a need to release additional Greenfield land for employment use, beyond the development of a site at Swanley that has previously been identified.

**5.4.7** Taking account of these findings the emphasis of the policy is on retaining and making effective use of existing employment land. Support is given to the principle of intensification and regeneration of existing sites where necessary to better meet modern business needs. The District's employment sites are seen as a flexible resource that can be adapted, through redevelopment or change of use if necessary, for a range of different types of business use, including new and expanding sectors of the regional economy.

5 . Strategic Policies

**5.4.8** The policy allows for mixed use development on employment sites in urban areas where such development will assist in securing the regeneration of sites to meet business needs, where the employment capacity is maintained (recognising that the primary role of the site is in contributing to the supply of employment land), and where there is scope for such a development to take place in an environmentally acceptable way.

**5.4.9** The development of “start up” units to support the establishment and early development of small businesses will be supported in suitable locations. improvements in information and communications technology that enables more flexible working practices will be supported. A flexible approach will be adopted to home-based businesses and the development of “live work” units where these can take place in an environmentally acceptable way.

**5.4.10** There is scope for further tourist-related development in the District and the location policies give support to hotel development in Sevenoaks and Swanley and improved facilities for visitors in Edenbridge, together with small scale initiatives to support tourism in rural areas.

**5.4.11** Further information on specific provision for employment development in the District’s main towns and in the rural areas is contained in the Location Policies section of this document.

**Policy SP 8**

**Economic Development and Land for Business**

**The sustainable development of the District’s economy will be supported by:**

- a. the retention, intensification and regeneration of existing business areas primarily at Sevenoaks, Swanley, and Edenbridge and Major Developed Sites in rural areas, subject to Green Belt policy.**
- b. through new provision for business as follows**
  - i. office development in Sevenoaks and Swanley town centres**
  - ii. business development through allocation of greenfield land at Swanley outside the Green Belt**
- c. giving priority to business uses, or tourist facilities, in the conversion of buildings in the rural area**
- d. promoting hotel development in suitable locations in Sevenoaks and Swanley**
- e. working with partners to develop initiatives to improve skills in the workforce**
- f. supporting the development of start up units for small businesses in suitable locations and improvements in information and communications technology to facilitate more flexible working practices**

**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. Redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern business, where the employment capacity of the site, represented by the commercial floorspace, is maintained and where a mixed use development would represent a sustainable approach consistent with the general distribution of development.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will define the detailed boundary of employment sites to be retained under the policy.*

**Performance Indicators:**

Net change in employment floorspace

Unemployment rate in total and relative to Kent and the South East

Proportion of the workforce with no qualifications

**Target:**

The overall stock of employment land to be maintained.

## 5.5 Infrastructure Policy

**5.5.1** Infrastructure can be defined as the various services and facilities that are necessary to help build sustainable communities. The Council has taken forward the definition of infrastructure from the South East Plan. References to physical, social and green infrastructure in policy SP9 should be seen as applying to this definition. The definition set out in the South East Plan (para. 5.22) includes transport facilities, affordable housing (considered in other Core Strategy policies), education, health services, social and community facilities, green infrastructure, public services, utilities and flood defences (the full definition is set out in the glossary of this plan). New development can create a need for new and improved infrastructure and in some circumstances its availability may be a factor in determining where new development is located. Supporting development with adequate infrastructure is important for balanced communities and the need for community facilities is specifically recognised in the Sevenoaks District Community Plan. Infrastructure improvements are also required to resolve existing identified deficiencies in Sevenoaks District.

**5.5.2** Government guidance requires Local Development Frameworks to identify future requirements needed to support the amount of development proposed, taking account of its type and distribution and how it will be provided. This should take account of existing strategies and be flexible enough to recognise that the optimum level of information may not be available from infrastructure providers when LDF documents are being prepared.

**5.5.3** An Infrastructure Delivery Plan for the District has been produced through engagement with providers. Provision for new development in the Sevenoaks District is relatively limited and the spatial strategy of the Core Strategy is based on maintaining the existing pattern of settlement. The Council considers that there are only a small number of infrastructure improvements where it has been sufficiently demonstrated that delivery is critical to the delivery of the Core Strategy. These are:

1. Education – additional capacity for primary school places are required in Sevenoaks and Swanley after 2011/12 and 2012/13, respectively. This will be provided through extensions to existing primary schools.

### 5 . Strategic Policies

2. Transport – Measures to mitigate the impact of development in Swanley on the Strategic Road Network will be required. Examples of the measures that may be required are included in the ‘Swanley’ chapter of the Core Strategy.
3. Open Space, Sport and Recreation – The Council’s Open Space, Sport and Recreation study identifies a number of areas where the level of provision of open space, sport and recreation facilities is not sufficient to support further development. Improvements in provision or accessibility will be required, under policy SP10, to support development.

**5.5.4** In addition to these ‘critical’ infrastructure schemes, providers have identified a range of improvements that they consider will serve the proposed development and overcome existing deficiencies but which are not considered to be critical to the delivery of the Core Strategy. The considerations that the Council have taken into account in making judgements about the criticality of infrastructure improvements are set out in the Infrastructure Delivery Schedule. SDC consider it appropriate that developers make a contribution towards necessary infrastructure improvements and community facilities that are proportionate to the impact of development and meets the tests of CIL Regulation 122 (see para 5.5.7). The Council do not consider that the assessment of a scheme as critical is a necessary prerequisite for the seeking of developer contributions. Both those schemes considered critical and not critical to support the scale and distribution of development proposed in the Core Strategy are set out in the Infrastructure Schedule These are also set out in the Infrastructure Schedule at Appendix 4.

**5.5.5** The Council considers that the optimum level of information has not been available from all infrastructure providers during the process of preparing the Infrastructure Delivery Plan. In response to this, the Council will treat the Infrastructure Delivery Plan Schedule as a ‘live’ document and will identify the need for amendments through the LDF monitoring and review process. Preparation of the Allocations and Development Management DPD will provide the opportunity for providers to assess the detailed infrastructure requirements for development sites. The Allocations and Development Management DPD will set out these detailed infrastructure requirements.

#### Planning Obligations

**5.5.6** Where new infrastructure or infrastructure improvements are required as a result of new development, the planning system allows, through planning obligations, for developers to provide, or appropriately contribute towards, the provision of this new or improved infrastructure.

**5.5.7** Government policy on the use of planning obligations is set out in Circular 05/05 and part 11 of the Community Infrastructure Levy Regulations 2010. Regulation 122 of the CIL Regulations 2010 sets out three tests which should be met in order to ensure that the seeking of planning obligations is legal. These tests are, ensuring that planning obligations are ‘necessary to make the proposed development acceptable in planning terms’, “directly related to the development” and ‘fairly and reasonably related in scale and kind to the proposed development’. The effect of the infrastructure investment may be to confer some wider benefit on the community but payments should be directly related in scale to the impact which the proposed development will make. Planning obligations should not be used solely to resolve existing deficiencies.

**5.5.8** Through engagement on the Infrastructure Delivery Plan for the District, a number of providers have indicated that they consider there to be a case for new development contributing towards improvements, as these will serve new populations resulting from development and resolve existing deficiencies. The Council will bring forward a Developer Contributions SPD, which will set out the levels of contributions and methodologies for calculating contributions that the Council will support.

**5.5.9** The Council is also requiring a significant contribution from new housing towards affordable housing and requiring new development to meet progressively tightening standards of the Code for Sustainable Homes and BREEAM. In conjunction with the appropriate level of contribution from new



development towards infrastructure the Council will take into account the importance of ensuring provision for affordable housing can be made in accordance with Policy SP3 and have regard to viability issues.

**5.5.10** In April 2010, the Government published regulations for the introduction and operation of the Community Infrastructure Levy (CIL), which empower, but do not require local planning authorities to charge developers a standard, locally set, sum for local and sub-regional infrastructure, dependent on the type and character of development. In order to implement CIL, local authorities are required to produce a charging schedule setting out the rates that developers are required to pay, which is subject to independent examination.

**5.5.11** Currently the Council does not consider that the level of investment in infrastructure required to support development in Sevenoaks District warrants the introduction of CIL. However, CIL Regulations place limits on the use of pooled contributions secured through planning obligations from April 2014 (Regulation 123). If, through consultation with infrastructure providers, it was deemed necessary to introduce CIL to secure infrastructure improvement necessary to support development in Sevenoaks District, the Council’s Infrastructure Delivery Plan and proposed Developer Contributions SPD would be used to develop a CIL charging schedule.

**Policy SP 9**

**Infrastructure Provision**

**Where new development creates a requirement for new or improved physical, social and green infrastructure beyond existing provision, developers will be expected to provide, or contribute to, the additional requirement.**

**The Council will support the development of infrastructure facilities required to resolve existing deficiencies or to support the scale and distribution of development proposed in the Core Strategy.**

**Delivery Mechanisms:**

*The Council will work with infrastructure providers and the Local Strategic Partnership to ensure the delivery of infrastructure improvements required to support delivery of the Core Strategy or resolve existing deficiencies, whilst considering the impact on local environment and existing amenities.*

*The Council will maintain the Infrastructure Schedule (Appendix 4) as a “live” document to be updated as required. Progress will be monitored and the need for changes identified through the Annual Monitoring Report. Where schemes are not delivered within the timescales set out, the Council will consult with the relevant lead bodies to identify new arrangements or alternative schemes.*

*The Allocations and Development Management DPD will set out specific infrastructure requirements for individual site allocations.*

*The Council will produce a Developer Contributions SPD, which will set out levels of contributions and methodologies for calculating contributions.*

## 5 . Strategic Policies

### Performance Indicator:

Progress in implementing infrastructure projects identified in the Infrastructure Delivery Plan Schedule.

### 5.6 Green Infrastructure, Open Space, Sport and Recreation

**5.6.1** Sevenoaks District is generally well-provided for open space, sport and recreation facilities. As well as meeting recreational needs open spaces are an important feature contributing positively to the environment in many areas of the District. While overall provision is good there is a need for improvement in some areas.

**5.6.2** The Council has carried out a study of open space, sport and recreation in the District in accordance with guidance on the subject produced by the Government. The study set Local Quantity Standards and Accessibility Standards and used these to assess current provision for the following types of open space:

- Parks and gardens, e.g. urban parks, formal public gardens, country parks
- Natural and semi-natural space, e.g. woodlands, urban forestry, scrubland, grasslands, wetlands, nature reserves, wastelands.
- Amenity green space, e.g. informal recreation spaces, green spaces
- Provision for children and young people, e.g. equipped play areas, ball courts, skateboard areas, teenage shelters
- Outdoor sports facilities, e.g. natural and artificial surfaces either publicly or privately owned which are used for sport and recreation
- Allotments and community gardens, i.e. allotments, urban farms
- Cemeteries and churchyards, e.g. private burial grounds, local authority burial grounds, disused churchyards
- Green corridors, e.g. canal/river towpaths, cycleways, rights of way, disused railway Lines

**5.6.3** The Open Space, Sport and Recreation Study found that there is a need to provide for new sites and to improve the access to some existing sites within the District. It found a shortage of open space provision in Swanley, particularly south of the railway line, and in West Kingsdown. It also recommended that additional local provision be made for children's play areas and allotments in various locations around the District. The Council will bring forward a Playing Pitch Strategy, in accordance with the recommendations of the Open Space, Sport and Recreation Study.

**5.6.4** Proposals for new sites recommended in the study are generally small-scale and intended to meet local needs. They will only be taken forward where there is clear evidence of support from the local community. Additionally in some smaller villages with little provision for further development increased open space provision may not be viable.

**5.6.5** The study included an assessment of indoor sports facilities, which assessed the supply of and demand for various different sports facilities in the District. It considered the quantity, quality and accessibility of these facilities. It concluded that there are no major deficiencies in sports facilities in the area with the exception of indoor tennis.

**5.6.6** The Community Plan recognises the need to protect open spaces and promote the use of leisure facilities and open spaces. These are important in helping to create green and healthy environments. The Sevenoaks District Play Strategy 2007 – 2010 acknowledges the importance of

play for children and young people and seeks to identify ways in which play opportunities and experiences can be increased and enhanced across the Sevenoaks District. It includes an action plan which includes actions to:

- Improve opportunities for play and informal recreation
- Promote equality and social inclusion
- Promote health and physical activity
- Improve community safety and reducing fear of crime
- Promote partnerships with town and parish councils

**5.6.7** National planning policy promotes the development of Green Infrastructure Networks through local development frameworks. In Sevenoaks District land identified through the Open Spaces Study will form a key input to the network as will accessible open space in the countryside. Land of biodiversity value, will also be a key input, including Biodiversity Opportunity Areas that have been defined for Kent based on the South East England Biodiversity Strategy and the Kent Biodiversity Action Plan. The Green Infrastructure Network will include consideration of possibilities for strengthening linkages between open spaces and potential wildlife corridors, linking open spaces within urban areas, open spaces connecting urban and rural areas and open spaces within rural areas. The Green Infrastructure Network will play an important role in helping communities to be more resilient to the effects of climate change. Provision for new development avoids extending built development into the countryside and, within urban areas, studies to identify potential development sites have sought to avoid sites designated for their wildlife value and open spaces of amenity or recreational value. Consequently the impact of development on the Green Infrastructure Network is limited but with the relatively limited provision for development in the District, the scope for creating additional green infrastructure in association with new development is also more limited than areas with higher development provision. The Council will work with relevant organisations to explore potential funding sources for enhancement of the Green Infrastructure Network in addition to seeking appropriate contributions from developers.

**5.6.8** The Green Infrastructure Network will be developed through the Allocations and Development Management DPD which will identify areas of value for biodiversity, open space, sport and recreation purposes and protect them from development. It will also bring forward proposals for new sites to address deficiencies in provision identified in the Open Space, Sport and Recreation Study where they are supported by the local community.

**5.6.9** Wherever possible, the Council will seek opportunities, including through new development, to create and extend green corridors and to enhance the biodiversity value of open space.

**5.6.10** Residential development increases the demand for open space, sport and recreation facilities and this has a cumulative effect on existing provision. Therefore, the Council will require the provision of new or improved open space, sport and recreation facilities if development is proposed in areas where there is a deficiency in existing provision or in situations where the development itself would result in a deficiency in provision. Local standards in the Open Space, Sport and Recreation Study will be applied in determining whether there is a deficiency. The developer will also need to show how new open space facilities will be maintained.

**Policy SP 10**

**Green Infrastructure, Open Space, Sport and Recreation Provision**

**A Green Infrastructure Network will be developed of accessible multi functional green space, primarily based on maintaining and linking existing areas of open space.**

## 5 . Strategic Policies

**Open space, sport and recreation facilities, including indoor sports facilities of value to the local community will be retained. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.**

**Residential development proposals in areas where there is an existing shortage in open space provision, or where the development would otherwise result in a shortage in provision, will be expected to contribute to overcoming the shortage, either through on site provision or a financial contribution to off site provision. Provision should include arrangements for maintenance of the open space.**

**For the purposes of this policy, open space includes amenity open space, parks and formal gardens, natural and semi natural open space, children's play areas, outdoor sports facilities, churchyards and allotments.**

### **Delivery Mechanisms:**

*The Allocations and Development Management DPD will set out proposals for the Green Infrastructure Network which will include, areas of value for biodiversity, opportunities and locations for biodiversity enhancement (including creation of new habitats) taking account of defined Biodiversity Opportunity Areas, open space sites identified for retention under the policy, new areas of open space taking account of the findings of the Open Spaces Study, opportunities for linking open spaces and areas of biodiversity value to improve connectivity for people and wildlife and targets for implementation and proposals for effective long term management of sites forming part of the network.*

*The Local Standards set out in the Open Spaces Study will be used to determine whether a development needs to contribute additional open space*

### **Performance Indicators**

Maintenance of open space safeguarded through the Allocations and Development Management DPD

Additional open space provided through new development

Additions and losses to the Green Infrastructure Network, measured by area ( Note : baseline to be established through the definition of the Green Infrastructure Network in the Allocations and Development Management DPD).

## **5.7 Biodiversity**

**5.7.1** Government guidance aims to promote sustainable development by ensuring that biological diversity is conserved and enhanced as an integral part of social, environmental and economic development. The Kent Habitat Survey (2003) identified habitats of importance within the District. The District contains no Special Area of Conservation (SAC) or Special Protection Areas (SPA) of European importance, but the Habitat Regulations Assessment concludes that there may be a very small impact on the Ashdown Forest SAC and SPA from additional development proposed in the Core Strategy for the District. In accordance with the recommendations of the Assessment the Council



will support the work of the High Weald AONB Joint Advisory Committee in managing recreational pressures on Ashdown Forest. Application of Policy SP10 will ensure recreational open space remains available to meet local needs in the District.

**5.7.2** There are 17 Sites of Special Scientific Interest, (SSSIs) within the District, which are of national importance for their biological or geological interest, and 57 Local Wildlife Sites, identified by the Kent Wildlife Trust, which are of County-wide importance. Ancient woodlands are a feature of the countryside and are also a particularly rich source of biodiversity that should be afforded a high level of protection. A comprehensive survey of the District’s Ancient Woodlands is shortly to be carried out.

**5.7.3** However, biodiversity is not confined to protected sites but occurs throughout rural and urban areas. It is therefore important, and in accordance with Government advice, that Biodiversity Action Plan priority habitats and species are protected and enhanced wherever they occur.

**5.7.4** In designating appropriate areas for development, the Core Strategy has ensured that designated areas of importance for biodiversity will not directly be harmed and new development should avoid damage to the ecological value of such areas. The extent and location of designated sites is shown in Figure 7. New development, whether on brownfield or greenfield sites, gives the opportunity to create or restore areas of biodiversity, based on the priority habitats and species set out in the National and Kent Biodiversity Action Plans (BAPs) and on Biodiversity Opportunity Areas that have been defined for Kent. The Council will expect such proposals to be an integral part of new development. Where there are opportunities, the design of new developments, including open spaces, should incorporate habitat linkages that provide the opportunity to enhance biodiversity. Further guidance can be found in 'Biodiversity By Design' and the Biodiversity Appendix to the Kent Design Guide, 2006. Support will be given to the application of agri-environment schemes, forestry, flood defence and other land management practices to deliver biodiversity targets, increase the wildlife value of land, reduce diffuse pollution, and protect soil resources.

**Policy SP 11**

**Biodiversity**

**The biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.**

**Sites designated for biodiversity value will be protected with the highest level of protection given to nationally designated Sites of Special Scientific Interest, followed by Local Wildlife Sites and sites of local importance for biodiversity. Designated sites will be managed with the primary objective of promoting biodiversity whilst also providing for appropriate levels of public access.**

**Opportunities will be sought for the enhancement of biodiversity through the creation, protection, enhancement, extension and management of sites and through the maintenance and, where possible, enhancement of a green infrastructure network to improve connectivity between habitats.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will set out proposals for a Green Infrastructure Network which will include existing sites of biodiversity value and other open spaces and opportunities for improvement and enhancement of sites for biodiversity.*

## 5 . Strategic Policies

*The Allocations and Development Management DPD and planning briefs where relevant, will provide site specific guidance on the maintenance and enhancement of biodiversity on new development sites taking into account biodiversity guidance in Kent Design which has been adopted by the Council as a Supplementary Planning Document.*

*National and local wildlife sites will be managed through agreements with Natural England, the Kent Wildlife Trust and local groups to maintain and improve their biodiversity*

**Performance Indicator:**

Number of Local Wildlife Sites in positive management

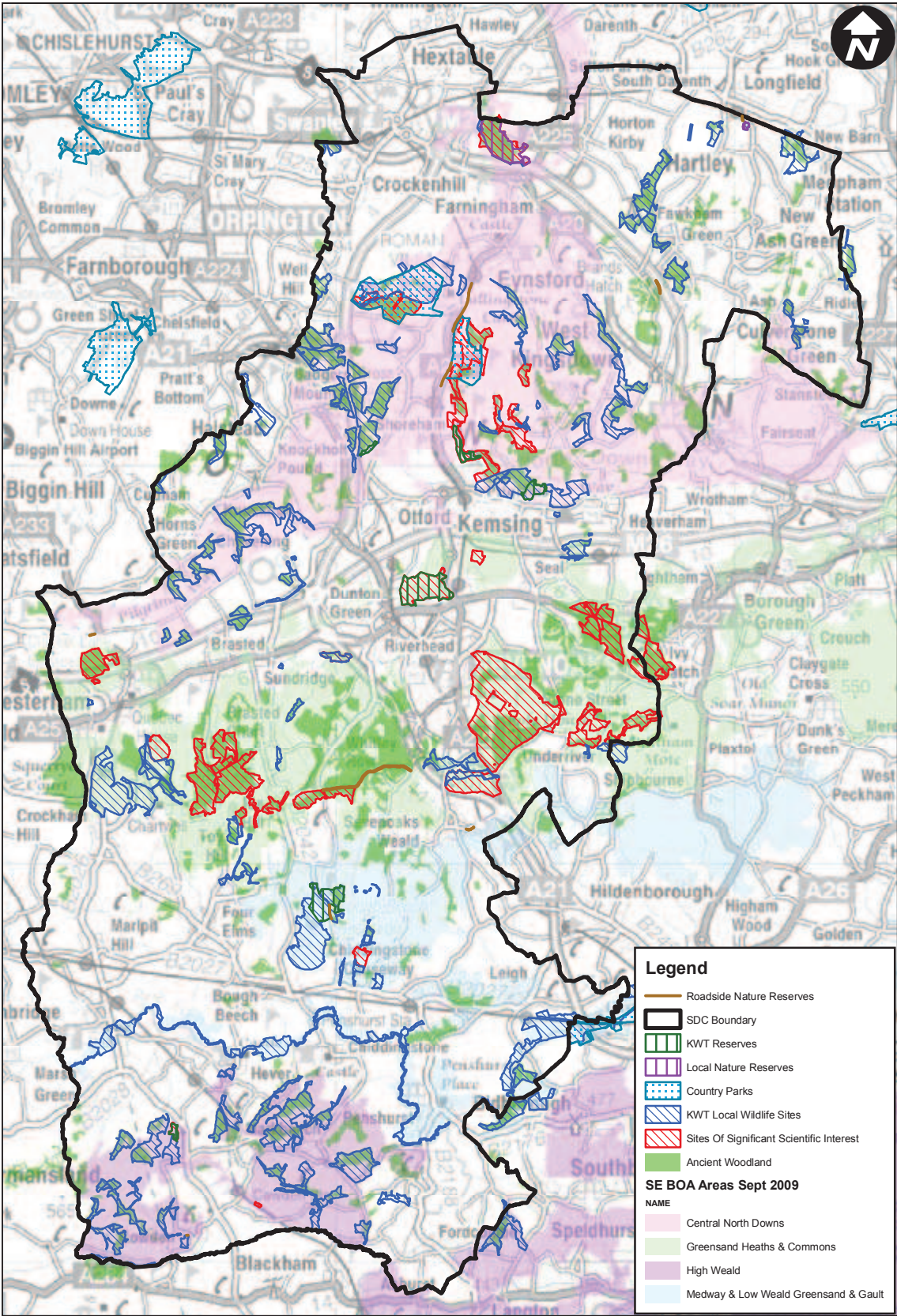


Figure 7: Extent and location of designated sites

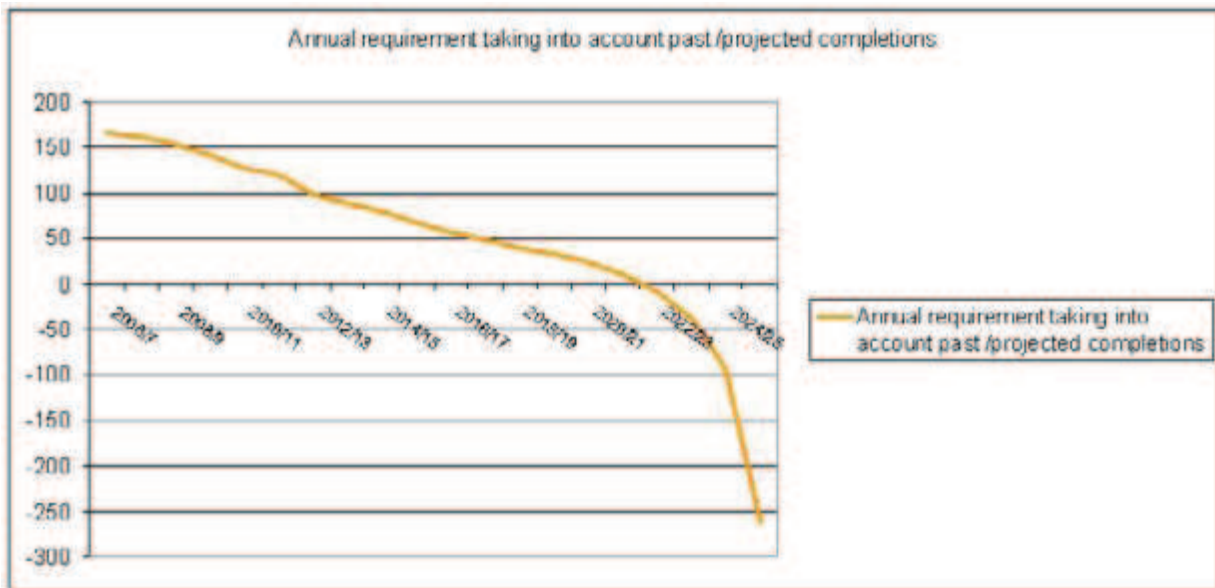
## 5 . Strategic Policies



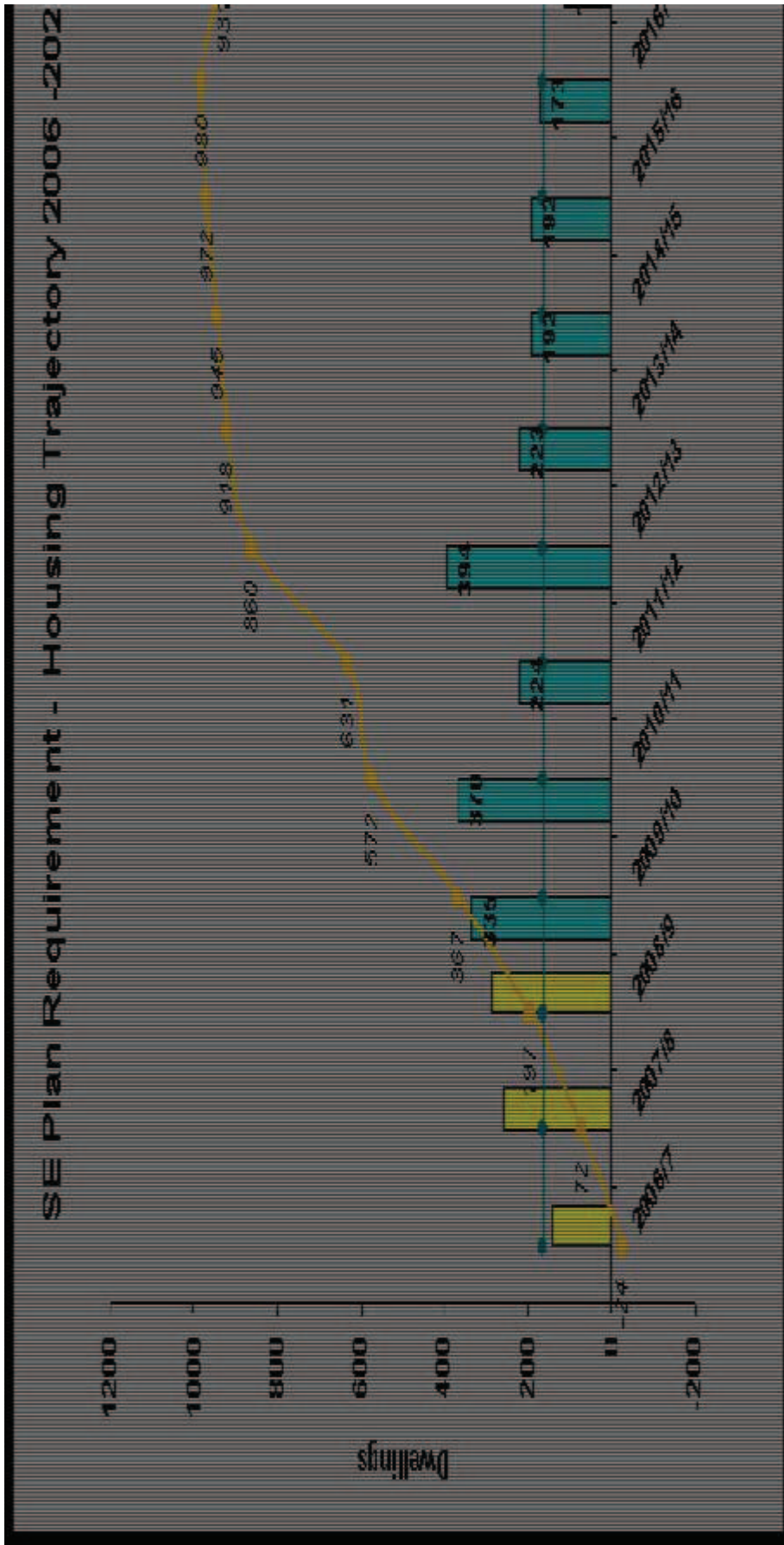
**Appendices**

The Housing Trajectory shows progress towards meeting the Core Strategy housing provision. It includes completions to 2009 (692 units), and the extant permissions and SHLAA sites for the first 15 years. The extant permissions and SHLAA sites are phased, according to when it is thought that they will be completed, and after the first 10 years an allowance of 75 units is added in for small windfall sites.

These figures give the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing provision and it's ability in the future to meet it by the end of the plan period. The Trajectory shows that we will be able to meet the Core Strategy housing provision and if our assumptions are correct we will reach the provision by 2022.



Appendix 1: Meeting the Core Strategy Housing Provision - Housing Trajectory







Appendix 2: Replacement of Saved Local Plan Policies by the Core Strategy

The saved policies listed below are replaced by the Core Strategy. The remaining saved policies will continue to apply until replaced by the Allocations and Development Management DPD

The replacement of policies EN7, EN8, SG1A (Edenbridge only) and VP8 involve changes to the Proposals Map. The area affected by the replacement of SG1A is shown in Figure 6 in the Edenbridge chapter while the other changes are shown in the plans following the table.

Policy No.	Policy Title	Replacement Core Strategy Policy (or relevant paragraph no)
EN3	Open Space Provision in New Development	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
EN6	Area of Outstanding Natural Beauty	LO8 The Countryside and the Rural Economy
EN7	Special Landscape Areas	LO8 The Countryside and the Rural Economy
EN8	Areas of Local Landscape Importance	LO8 The Countryside and the Rural Economy
SG1A-B	Safeguarded Land (in relation to land at Edenbridge)	LO6 Safeguarded Land in Edenbridge
VP8	Morleys Roundabout Weald Park and Ride Site	LO3 Development in Sevenoaks Town Centre (the policy and supporting text does not include provision for park and ride)
H9	Local Needs Exceptions Policy	SP5 Affordable Housing in Rural Areas
H10A	Rural Settlement Policy – Villages	LO7 Development in Rural Settlements
H10B	Rural Settlement Policy – Towns and Larger Villages	LO2 Development in Sevenoaks LO4 Development in Swanley LO6 Development in Edenbridge LO7 Development in Rural Settlements
H10C	Villages of Special Character	LO7 Development in Rural Settlements
EP10	Retention of Business Sites	SP8 Land for Business
EP11B	Development in the Green Belt	LO8 The Countryside and the Rural Economy
S1	Town Centre Proposals	LO3 Development in Sevenoaks Town Centre LO5 Development in Swanley Town Centre LO6 Development in Edenbridge LO7 Development in Rural Settlements

Policy No.	Policy Title	Replacement Core Strategy Policy (or relevant paragraph no)
FH1	Fort Halstead	SP8 Land for Business
DG1	North Downs Business Park Dunton Green	PPG2 guidance on Major Developed Sites will apply (see para 4.5.21)
CBP1	Chaucer Business Park Kemsing	
SKB1	SmithKline Beecham Powder Mill Lane Leigh	
TR2	Tourist Accommodation	LO2 Development in Sevenoaks LO4 Development in Swanley LO6 Development in Edenbridge LO7 Development in Rural Settlements LO8 The Countryside and the Rural Economy
TR6	New Tourist Attractions and Facilities	LO8 The Countryside and the Rural Economy
PS2	Developer Contributions	SP9 Infrastructure Provision
PS10	Rural Service Provision	LO7 Development in Rural Settlements

Appendix 2: Replacement of Saved Local Plan Policies by the Core Strategy



Sevenoaks District Council Core Strategy Adopted February 2011

Replacement of Policies EN7 Special Landscape Areas and EN8 Areas of Landscape Importance:  
Notations to be deleted from Proposals Map





96 Deletion of Policy VP8 Land at Otford Road Park and Ride Site:  
Notation to be deleted from the Proposals Map



Appendix 2: Replacement of Saved Local Plan Policies by the Core Strategy



Deletion of Policy VP8 Morleys Roundabout Park and Ride Site:

Notation to be deleted from the Proposals Map





Appendix 3: Core Strategy and Community Plan

This Appendix shows how the Core Strategy implements relevant parts of the Council’s Community Plan. Priority aims marked in bold are those that the Community Plan states will be implemented in whole or in part through the LDF. Other aims are listed where the Core Strategy policy is relevant though the Community Plan itself does not make an explicit link.

Community Plan Priority	Relevant Core Strategy Policy
<b>Safe and Caring Communities</b>	
<b>Aim: Work with local communities, key workers and businesses to reduce crime and maintain safe environments</b>	<b>Policy SP1</b> requires that new development should create safe, inclusive and attractive environments.
<b>Aim: Design safe environments</b>	<b>Policy SP1</b> requires that new development should create safe, inclusive and attractive environments.
Aim: Improve pedestrian safety and access for people with disabilities	<b>Policy SP1</b> requires that new development should create safe, inclusive and attractive environments
<b>Aim: Increase young people’s access to and take up of activities</b>	<b>Policy SP10</b> supports this aim by protecting and enhancing provision of facilities sport and recreation in the District
Aim: Involve young people in planning their services and facilities	Planning for People, the Council’s Statement of Community Involvement, sets out the process to involve the community in the production of the LDF
Aim: Increase people’s access to and awareness of services, especially in rural areas	<b>Policy LO7</b> seeks to retain services and facilities in rural areas
Aim: Work in identified areas and involve local residents in projects to improve neighbourhoods	The strategy gives support to the preparation of Parish Plans led by local communities.
Aim: Support people with particular needs into employment opportunities	<b>Policy SP8</b> supports this aim by maintaining a supply of land for employment development
<b>Green Environment</b>	
<b>Aim: Make the best use of previously developed land</b>	<b>Policy LO1</b> requires that development be located in existing settlements
Aim: Maintain and improve access to countryside	<b>Policy LO8</b> seeks to improve access to the countryside
<b>Aim: Conserve the natural and built heritage</b>	<b>Policy LO8</b> states that the openness of the Green Belt will be maintained. The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty will be maintained. <b>Policy SP1</b> requires that the District’s heritage assets, including listed buildings, conservation areas, archaeological remains, ancient monuments and historic parks and gardens will be protected and enhanced.

Appendix 3: Core Strategy and Community Plan

Community Plan Priority	Relevant Core Strategy Policy
<p><b>Aim: Address climate change issues by promoting energy efficiency and renewable energy and conserve natural resources</b></p>	<p><b>Policy SP2</b> sets out a range of measures that will mitigate current and forecast effects of climate change.</p>
<p><b>Aim: Increase recycling and reduce waste</b></p>	<p>Improved recycling and waste reduction in new development is consistent with <b>Policy SP2</b></p>
<p><b>Aim: Tackle air quality problems</b></p>	<p><b>Policy SP2</b> states that the District will mitigate current and forecast effects of climate change by, amongst others, focusing new development on locations that are accessible to services and facilities to reduce the need to travel and supporting rural public transport services and promoting the use of travel plans to reduce dependence on travel by car. The design and location of new development will take account of the need to improve air quality in accordance with the District's Air Quality Action Plan.</p>
<p><b>Dynamic Economy</b></p>	
<p>Aim: Encourage a dynamic economy through the planning system</p>	<p><b>Policy SP8</b> requires existing employment sites to be retained with the opportunity for modernisation and redevelopment to better meet the needs of business. <b>Policy LO9</b> requires that development that supports the diversification of the rural economy and the vitality of local communities will be supported provided its compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty and other rural parts of the District.</p>
<p>Aim: Ensure town and village centres remain viable and vibrant</p>	<p><b>Policy LO3</b> requires a vibrant mix of uses to be maintained and enhances within Sevenoaks Town Centre. Approximately 12,000 sq. metres of floorspace will be provided in the town centre, primarily after 2017. <b>Policy LO5</b> promotes regeneration of Swanley town centre.</p> <p><b>Policy LO6</b> supports Edenbridge town centre and <b>Policy LO7</b> supports village centres including regeneration of New Ash Green</p>
<p>Aim: Encourage sustainable tourism</p>	<p><b>Policy LO8</b> requires that development that supports rural tourism projects will be supported provided its compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty and other rural parts of the District. Policies LO3 and LO5 support hotel development in Sevenoaks and Swanley respectively</p>
<p>Aim: Promote the rural economy</p>	<p><b>Policy LO7</b> requires that any loss of services and facilities that serve the local community will be resisted. The council will support proposals to improve provision of services and facilities to serve the local community, subject to any development being of a scale and character appropriate to the area. Existing employment sites will be retained with the</p>

Appendix 3: Core Strategy and Community Plan

Community Plan Priority	Relevant Core Strategy Policy
	opportunity for modernisation and redevelopment to better meet the needs of business. The Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.
Aim: Work with partners across West Kent to improve skills, learning, business development, tourism, the infrastructure and regeneration	<b>Policy SP8</b> supports this aim by maintaining a stock of employment land and <b>Policy LO8</b> supports the diversification of the rural economy
Aim: Target minibus services and promote the use of bus services to meet particular needs	<b>Policy LO7</b> seeks to maintain and improve rural transport services
<b>Aim: Promote existing transport links and press for improved, more integrated transport</b>	<b>Policy LO7</b> states that the Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.
<b>Aim: Encourage sustainable travel within the District</b>	<b>Policy SP2</b> states that new development will be focused on locations that are accessible to services and facilities to reduce the need to travel. Rural public transport services will be supported as well as promoting the use of Travel Plans to reduce dependence on travel by car.
<b>Aim: Promote balanced and sustainable Communities</b>	<b>Policy SP3</b> states that affordable housing will be provided and that the location, layout and design of the affordable housing within the scheme should create an inclusive development. <b>Policy SP4</b> states that limited development for affordable housing in rural areas may only be permitted adjacent to existing settlements to meet identified local needs.
<b>Aim: Ensure that communities have a greater say in influencing the future shape of their areas</b>	<i>Planning for People</i> , the Council's Statement of Community Involvement, sets out the process to involve the community in the production of the LDF
<b>Aim: Ensure that communities have access to good community buildings and facilities</b>	<b>Policy SP9</b> states that all new development which creates a requirement for physical, social and green infrastructure provision will be expected to provide or contribute to this infrastructure.
<b>Aim: Extend access to services in schools so that schools are at the heart of communities</b>	<b>Policy SP10</b> supports this aim by protecting and enhancing provision of facilities sport and recreation in the District
Aim: Enable local, social, community and cultural activities to flourish for all age groups	<b>Policy SP10</b> supports this aim by protecting and enhancing provision of facilities sport and recreation in the District





Appendix 4: Infrastructure Delivery Plan Schedule

Page	Infrastructure Type
102	Transport
107	Education (excluding Adult Education)
109	Health
112	Regeneration
113	Social Infrastructure - Adult and Youth Services (includes KCC Adult Social Services, Adult Education, Youth Services)
115	Green Infrastructure and Open Space
118	Public Services – Libraries and Archives
119	Public Services – Emergency Services
120	Utility Services – Clean Water Supply
124	Critical Infrastructure Projects

This schedule will be treated as a ‘live’ document. The following version was considered the most appropriate schedule, based on information available to the Council in January 2010. The most up-to-date version will be available on the Planning Policy pages of [www.Sevenoaks.gov.uk](http://www.Sevenoaks.gov.uk).

Bold text identifies those infrastructure improvements required as a direct result of development proposed in the Sevenoaks District Core Strategy.

As a result of the infrastructure engagement process, a number of infrastructure improvements have been categorised as being critical to the delivery of the LDF Core Strategy. Whether or not an infrastructure improvement is considered critical to the delivery of the LDF Core Strategy is based on a judgement as to what extent the improvement is required as a result of new development or as a result of existing deficiencies and consideration of the situation if the infrastructure improvement were not made but development went ahead. The judgement takes account of the evidence available to the Council about the existing capacities and current usage of infrastructure, the likely increase in population as a result of development and the likely increase in usage of facilities. This includes KCC’s strategy based population forecasts (September 2009), which show a very modest population increase in Sevenoaks District in the period 2006 – 2026.

SDC consider it appropriate that developers make a contribution towards necessary infrastructure improvements and community facilities that are proportionate to the impact of development and meets the tests of CIL Regulation 122 (see para 5.5.7). The Council do not consider that the assessment of a scheme as critical is a necessary prerequisite for the seeking of developer contributions.

Appendix 4: Infrastructure Delivery Plan Schedule

Infrastructure Delivery Plan Schedule

Table 1 All Infrastructure Projects

Table .1

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
<b>1) Transport</b>											
1.1) Hard Shoulder Running on M25 J5-7	Sevenoaks to M23 junction	To relieve existing congestion on this section of the M25	2012 - 2015	Unknown	Highways Agency	Central Government	Britain's Transport Infrastructure: Motorways and Major Roads (Jan 2009), Highways Agency website	This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy. Scheme is to be completed on existing HA land - land will not need to be safeguarded through the Allocations and Development Management <i>DPD</i> .	Medium	Low	n/a
1.2) Dualling the A21 Carriageway between Tonbridge and Pembury	Between Tonbridge and Pembury (outside Sevenoaks District)	To relieve existing congestion on this section of the A21	by 2014	Unknown	Highways Agency	Central Government	Core Strategy Preferred Options Reqs	This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy . Scheme to be completed outside	Medium	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
1.3) Train Lengthening - a) Suburban Metro trains from 10 cars to 12 cars on the Sevenoaks (via Sleehurst) Line. b) Peak trains on Maidstone East line to 8 cars. c) Peak trains on Tonbridge Main line to 12 cars. d) Peak trains on the Uckfield to London Bridge line	Serving: a) Sevenoaks Town. b) Kemsing, Olford, Shoreham, Eynsford and Swanley. c) Sevenoaks and Dunton Green. d) Hever, Cowden and Edenbridge Town	To relieve some of the existing and forecast congestion on these peak services. b) and c) are required to meet the Government's High Level Output Specifications (HLOS) for Control Period 4 (2009 - 2014)	a) by 2011. b) by 2014. c) by 2014. d) lengthening to 8 car by 2014 and lengthening to 10 car by 2019	Unknown	Network Rail, Southeastern, Southern	Network Rail	a) South London Route Utilisation Strategy. b) Draft Kent Route Utilisation Strategy. c) Draft Kent Route Utilisation Strategy. d) Draft Sussex Route Utilisation Strategy	These schemes will increase the convenience and attractiveness of travel by train by overcoming some of the existing, and forecast, peak time overcrowding. However, these schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
to 8 cars and then to 10 cars												
1.4) National Station Improvement Programme Works	Sevenoaks and Swanley Stations	To ensure that the station better meets the needs of current and future users. NSIP schemes will aim to improve security, accessibility, the presentation of the station and information provision.	Unknown. Scheme Currently Committed	Unknown	Network Rail	Central Government and possibly developer contributions (where Network Rail can prove there is a funding gap and where these improvements are considered the most effective way of mitigating transport impacts of new development).	Draft Kent Route Utilisation Strategy; Infrastructure Planning Meeting	These works are anticipated to take place on existing Network Rail land - land will not need to be safeguarded through the Site Allocations DPD. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a	
1.5) Expansion of Sevenoaks Station Car Park (subject to case of need	Sevenoaks Town	To maintain and increase the attractiveness of train travel in the district and to ensure that sufficient capacity is	Unknown.	Unknown	Southeastern Network Rail	Network Rail	Draft Kent Route Utilisation Strategy; Correspondence with Southeastern	It is anticipated that this work will be completed on existing land owned by Network Rail. The need to identify / safeguard land in the Allocations	Medium	Low	n/a	

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
subsequently being made)		available to meet forecast demands.						and Development Management DPD will be investigated with Network Rail and Southeastern. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy			
1.6) Urban Traffic Management Control (UMC)	Sevenoaks Town and Swanley	To improve the efficiency of the road network to ensure that it is able to cope with existing and forecast traffic levels	2010 - 2011	£460,000	Kent County Council	Local Transport Plan funding	Emerging Transport Strategy	This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a
1.7) Modernising Sevenoaks Town Centre Bus Station	Sevenoaks Town	To increase the attractiveness of bus travel as a means of transport to and from Sevenoaks Town	2010 - 2026	Unknown	Kent County Council	Local Transport Plan funding (uncommitted)	Emerging Transport Strategy	This scheme will increase the convenience and attractiveness of travel by bus. However, this scheme is not considered to be critical to delivery of the scale and distribution of	Medium	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
1.8) Improving and providing new walking routes (including between Swanley Town Centre and Station)	Sevenoaks District	To increase the attractiveness of walking in Sevenoaks District	2010 – 2026 (Swanley Scheme to be developed as part of Town Centre regeneration)	Unknown	Kent County Council, Developers	Local Transport Plan funding (uncommitted) and Developer contributions	Emerging Transport Strategy	development in the Core Strategy. It is anticipated that scheme will be completed on the existing footprint. Through consultation with KCC, identify and allocate/safeguard potential walking routes through the Allocations and Development Management DPD. Agree the route of the walking/cycling link between Swanley Station and Swanley Town Centre, as indicated by Figure 5 of the Core Strategy, with KCC and Swanley Town Council and allocate in the Allocations and Development Management DPD. No specific scheme is identified as being	Low	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
1.9) Improving and providing new cycle routes (including between Swanley Town Centre and Station)	Sevenoaks District	To increase the attractiveness of cycling in Sevenoaks District	2010-2026 (Swanley Scheme to be developed as part of Town Centre regeneration)	Unknown	Kent County Council, Developers	Local Transport Plan funding (uncommitted) and Developer contributions	Emerging Transport Strategy	critical to the delivery of the Core Strategy. However the walking / cycling link between Swanley Town Centre and Station is a critical component of the town centre regeneration.	Low	Low	n/a
<b>2) Education (excluding Adult Education)</b>											

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
2.1) Additional Primary School Places to be provided through school extensions	a)Sevenoaks Urban Area. b) Swanley	To ensure that sufficient school places are available for the forecast population.	a) 2011/12 onwards. b) 2012/13 onwards	£590.24 per flat and £2,360.96 per house (2008 prices)	Kent County Council	Developer contributions	Core Strategy Preferred Options Reps (March 2009); KCC Guide to Development Contributions (2008)	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional primary school places. Improvements are required to deliver the Core Strategy	Low - A well established methodology allows KCC to identify appropriate contributions for education. This will continue to be used in accordance with SP9 until it is replaced by any alternative agreed by KCC / SDC.	Low – Whilst provision of sufficient school places to support development is recognised as an important issue, because the risk of additional school places not being provided is low, the risk to the Core Strategy is also considered low.	n/a



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
2.2) Primary Capital Programme (Primary Schools)	Various	To rebuild and refurbish existing school facilities to ensure that they are fit for the future	2010 onwards	Unknown	Kent County Council	Central Government, KCC and Developer contributions (where appropriate)	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Allocations and Development Management DPD. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a
2.3) Next Wave of Building Schools for the Future (Secondary Schools)	Various	To rebuild and refurbish existing school facilities to ensure that they are fit for the future	2016 - 2021	Unknown	Kent County Council	Central Government, PFI, KCC and Developer contributions (where appropriate)	Core Strategy Preferred Options Reps / KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Allocations and Development Management DPD. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
3.1) Improvements to Sevenoaks Hospital	Sevenoaks	Initial works are required to provide sufficient capacity for the existing population. To increase the range of services provided. To bring facilities up to a 21st Century standard. <b>Further work may be required to provide sufficient capacity for development proposed.</b>	Unknown	Unknown	West Kent NHS	NHS funding and Developer contributions (to mitigate the need arising as a result of new development).	Core Strategy Preferred Options / Infrastructure Planning Meeting	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity required as a result of development. However, this scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low - At present SDC consider that it has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of this scheme	n/a
3.2) Relocation and expansion of Sevenoaks Town Medical Centre (currently at London Road, Sevenoaks)	Sevenoaks	Relocation is required to provide sufficient capacity for the existing population. <b>Further expansion required as a result of development proposed.</b>	Unknown	Unknown	West Kent NHS	NHS funding and Developer contributions (to mitigate the need arising as a result of new development).	Core Strategy Preferred Options / Infrastructure Planning Meeting	Subject to clarification by West Kent NHS of the floorspace required, identify the need to allocate a site for relocation of Sevenoaks Town Medical Centre through Allocations and Development	Medium	Low - At present SDC consider that it has not been demonstrated that delivery of the Core Strategy is	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
								Management DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity. However, this scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.		dependent upon delivery of this scheme	
3) Single Healthcare Facility in Hextable	Hextable	To provide sufficient capacity for the existing population	Need for facility identified but timescale unknown	Unknown	West Kent NHS	NHS funding	Core Strategy Preferred Options Reps / Infrastructure Planning Meeting	Subject to clarification by West Kent NHS of the floorspace required, identify the need to allocate sites for Single Hextable Medical Facility through the Allocations and Development Management DPD. This scheme is not considered to be critical to delivery of the scale and	Medium	Low – Substantial development in Hextable is not envisaged through the LDF.	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
3.4) Expansion and Improvement of Edenbridge Medical Centre (Station Road)	Edenbridge	Required to provide sufficient capacity for the forecast population increase	Currently Unknown	Unknown	West Kent NHS	Developer contributions	Core Strategy Preferred Options Reps	<p>distribution of development in the Core Strategy.</p> <p>Planning obligations in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.</p>	Medium	Low – At present SDC consider that it has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of this scheme	n/a	
<b>4) Regeneration</b>												
4.1) Community fund to support local regeneration projects in Swanley	Swanley	Required to ensure that new development in Swanley contributes towards regeneration priorities in the town. Priorities will	2010 – 2026	Approx. £200 per dwelling	Sevenoaks District Council	Developer Contributions	Sevenoaks District Council	<p>Planning obligations in the Core Strategy and Developer Contributions SPD to reflect the need for contributions towards Swanley regeneration</p>	Low	Low	n/a	

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
		continue to be identified through the Swanley People First Partnership										
<b>5) Social Infrastructure - Adult and Youth Services (includes KCC Adult Social Services, Adult Education, Youth Services)</b>												
5.1) Relocation and expansion of a) Sevenoaks Adult Education Centre, and b) development of Adult Education Local Centres / Community Hub	a) Sevenoaks, b) Swanley and Edenbridge	To provide sufficient capacity for the existing population and growth in the period to 2013	2008 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate a site through the Allocations and Development Management DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Adult Education Services. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a	



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
5.2) Build and fit out of a) Youth Services District Hub, and b) Youth Services Community Hubs	a) Sevenoaks, b) Edenbridge, Westerham, New Ash Green	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013, Edenbridge scheme under construction	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Site Allocations DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Youth Services. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium (Low for Edenbridge Youth Services Community Hub)	Low	n/a
5.3) Build and fit out of Adult Social Services facilities a) Short term break / training for life flats, b) Supported Living Tenancies,	Various	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
c) Dementia Care Services												
5.4) Build and fit out of Adult Social Services - Community Hubs	Sevenoaks Town, Swanley Town Centre and Edenbridge Community Centre	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	Identify the need to allocate sites through Allocations and Development Management DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Adult Social Services. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a	
<b>6) Green Infrastructure and Open Space</b>												
6.1) Improved Open Space Provision	a) Swanley, b) West Kingsdown	To meet needs arising as a result of existing deficiencies and	a) 2009 onwards, b) longer term need	Unknown	a) Swanley Town Council, b) West Kingsdown	Combination of Developer contributions (to mitigate the need arising as a	Open Space, Sport and Recreation Study	Policy SP10 requires that residential developments provide or contribute towards	Low – Development will be expected to make a contribution	Low - Because the risk of contributions towards green	n/a	

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
		development to 2026 proposed in the Core Strategy. Need identified by the Open Space, Sport and Recreation Study			Parish Council; Sevenoaks District Council	result of new development) and other funding.		open space where it is required as a result of development. The Developer Contributions SPD will quantify the need for s106 funding for off site Open Spaces. The Allocations and Development Management DPD will identify the need to allocate sites.	towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	
Increased provision of Children's Play Areas	Areas of deficiency listed in the Open Spaces Study	To ensure residential development has adequate access to children's play areas.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study	Policy SP 10 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Developer Contributions SPD will quantify the need for s106 funding for off site Children's Play Areas. The Allocations and Development Management DPD	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	Low - Because the risk of contributions towards green infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
6.3) Increased provision of Allotments	Areas of deficiency listed in the Open Spaces Study	To ensure that communities have opportunities to access allotments.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study	will identify where provision should be made in individual developments.	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	Low - Because the risk of contributions towards green infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
6.4) Improvements to Green Infrastructure Network and its accessibility (in addition to schemes listed above).	Sevenoaks District	To improve access to green space and ensure that new development contributes towards habitat improvements. Green corridors can also promote walking and cycling.	2009 onwards	Unknown	SDC, Natural England, Environment Agency, Kent Wildlife Trust, Developers	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study; Green Infrastructure Topic Paper	Policy SP 10 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Allocations and Development Management DPD will identify where sites will be expected to contain green corridors and identify any existing green corridors to be safeguarded and enhanced.	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	Low - Because the risk of contributions towards green infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	n/a	
<b>7) Public Services - Library and Archives</b>												
7.1) Expansion of Libraries	Sevenoaks, Swanley and Edenbridge	To provide sufficient capacity for the existing population and growth in the next 5 years	2010 - 2013	Unknown	KCC	Combination of Developer funding and other funding	KCC Community Infrastructure Provision Paper; Dennis Stevenson letter	Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Library and Archive Service. These	Medium	Low	n/a	



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
7.2) Library and History Centre (County Centre of Excellence)	Maidstone	To provide sufficient capacity for the existing Kent population and growth in the next 5 years	2010 - 2013	Unknown	KCC	Combination of Developer funding and other funding	KCC Community Infrastructure Provision Paper	Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Library and Archive Service. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a
<b>8) Public Services - Emergency Services</b>											
8.1) Minor improvements to local and centralised policing	Various locations within Sevenoaks District and Kent	To provide sufficient capacity for expanded policing functions	2009 - 2026	Unknown	Kent Police	Developer funding	Infrastructure Planning Meeting	Planning obligations policies in Core Strategy and Developer Contributions	Medium	Low - Delivery of the Core Strategy is not	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
functions may be required		required as a result of forecast population increase						SPD to set out the approach to calculating s106 This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.		considered to be dependent on delivery of new police infrastructure.	
<b>Public Utility Services – Clean Water Supply</b>											
Improvement and Enhancement to existing water source serving Sevenoaks District and the wider area.	a) Tonbridge, b) Pembury, c) Saints Hill	To provide sufficient water resources for the existing and forecast numbers of customers in South East Water's Resource Zone 1, of which Sevenoaks District is a part	a) 2015 - 2020, b) 2015 - 2020, c) 2010 - 2015	Unknown	South East Water	South East Water (requires OFWAT approval).	South East Water Draft Water Resources Management Plan: Statement of Response (January 2009). These schemes are also identified in the WRSE Modelling undertaken by the Environment Agency.	Required to support development proposed by adopted South East Plan. A public inquiry, expected in 2010, has been called into the South East Water Draft Water Resources Management Plan. However, this is not considered to be a significant threat to delivery of the Core Strategy as	Low	Low	The phasing of development may have to take into account the water supply situation if these developments do not come forward. Alternatively, more stringent water efficiency targets may

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
9.2) Development of new groundwater source	a) Browns Wood, nr Tonbridge b) Lower Greensand sources	To provide sufficient water resources for the existing and forecast numbers of customers in South East Water's Resource Zone 1, of which Sevenoaks District is a part	a) 2020 - 2030 b) 2015 - 2020	Unknown	South East Water (requires OFWAT approval).	South East Water Draft Water Resources Management Plan: Statement of Response (January 2009). These schemes are also identified in the WRSE Modelling undertaken by the Environment Agency	Required to support development proposed by adopted South East Plan. A public inquiry, expected in 2010, has been called into the South East Water Draft Water Resources Management Plan. However, this is not considered to be a significant threat to delivery of the Core Strategy as one of the key reasons for the calling of a public inquiry into the WRMP is that it identifies 'significantly more resource development than may be needed'.	Low	Low	The phasing of development may have to take into account the water supply situation if this development does not come forward. Alternatively, more stringent water efficiency targets may have to be met at new developments.	

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
9.3) Expansion of Treatment Works at Bough Beach Reservoir	Bough Beach	To provide sufficient water resources for the existing and forecast numbers of customers in Sutton and East Surrey's supply area	Improvements planned for 2010 and 2012	Unknown	Sutton and East Surrey Water	Sutton and East Surrey Water (requires OFWAT approval)	Sutton and East Surrey Final Draft Water Resources Management Plan (approved by DEFRA)	Required to support development required by adopted South East Plan.	Low	Low	The phasing of development may have to take into account the water supply situation if this development does not come forward. Alternatively, more stringent water

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
9.4) Development of Upper Thames Reservoir	Outside Sevenoaks District - Abingdon	Potentially required to provide sufficient water resources for existing and forecast numbers of customers in Thames Water and other water company supply areas.	Post 2026	Unknown	Thames Water	Water Companies (requires OFWAT approval)	Thames Water's and Sutton and East Surrey Water's Draft Water Resources Management Plan (Thames and South East Water WRMP to be subject to Public Inquiry)	None at present. This would be an issue for future reviews of the Core Strategy.	Medium	n/a	n/a	efficiency targets may have to be met at new developments.



Appendix 4: Infrastructure Delivery Plan Schedule

**Critical Infrastructure Projects**

Schemes required as a direct result of development proposed in the LDF Core Strategy and considered critical to delivery of the Core Strategy:

**Table 2. Critical Infrastructure Projects**

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
C 1.1) Providing a new walking and cycling route between Swanley Town Centre and Swanley Station	Swanley	To increase the attractiveness of walking, cycling and train use in Swanley	To be developed as part of Town Centre regeneration	Unknown	Developer and KCC	Local Transport Plan funding (uncommitted) and Developer contributions	Core Strategy (figure 5)	Agree the route of the walking/cycling link between Swanley Station and Swanley Town Centre, as indicated by Figure 5 of the Core Strategy, with KCC and Swanley Town Council and allocate in the Allocations and Development Management DPD. Whilst this scheme is not considered to be critical to the delivery of the Core Strategy as a whole, it is a critical component of the town centre regeneration.	Low – The risk is considered low on the assumption that the town centre redevelopment will come forward. The Council will require the scheme to be developed as part of any town centre redevelopment	Low – The Council will require the scheme to be developed as part of any town centre redevelopment	Alternative measures to promote sustainable transport modes would need to be investigated at development sites in Swanley, in accordance with national and regional policy and Core Strategy policies SP2 and SP9.

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
C 1.2) Additional Primary School Places to be provided through school extensions	a) Sevenoaks Urban Area. b) Swanley	To ensure that sufficient school places are available for the forecast population.	a) 2011/12 onwards. b) 2012/13 onwards	£590.24 per flat and £2,360.96 per house (2008 prices)	Kent County Council	Developer contributions	Core Strategy Preferred Options Reps (March 2009); KCC Guide to Development Contributions (2008)	Planning obligations in Core Strategy and Developer Contributions SPD to reflect the need for additional primary school places. Improvements are required to deliver the Core Strategy	Low - A well established methodology allows KCC to identify appropriate contributions for education. This will continue to be used in accordance with SP9 until it is replaced by any alternative agreed by KCC / SDC.	Low – Because the risk of additional school places not being provided is low, the risk to the Core Strategy is also considered low.	n/a
C 1.3) Improvements to Green Infrastructure Network and its accessibility (including open	District wide	To ensure that sufficient green infrastructure (including open space) is provided / made accessible to support new development.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new	Open Space Sport and Recreation Study; Green Infrastructure Topic Paper	Policy SP10 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Allocations and	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10	Low - Because the risk of contributions towards green infrastructure not coming	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
space, children's play areas, allotments)						development) and other funding.		Development Management DPD will identify where sites will be expected to contain green corridors, identify any existing green corridors to be safeguarded and enhanced and identify the need to allocate sites. The Developer Contributions SPD will quantify the need for s106 funding for green infrastructure.		forward is considered low, the risk to the Core Strategy is also considered low.	

**Environment and Community**

- Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
- Is there an accommodation mix that reflects the needs and aspirations of the local community?
- Is there a tenure mix that reflects the needs of the local community?
- Does the development have easy access to public transport?
- Does the development have any features that reduce its environmental impact?

**Character**

- Is the design specific to the scheme?
- Does the scheme exploit existing buildings, landscape or topography?
- Does the scheme feel like a place with distinctive character?
- Do the buildings and layout make it easy to find your way around?
- Are streets defined by a well-structured building layout?

**Streets, Parking and Pedestrianisation**

- Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
- Is the car parking well integrated and situated so it supports the street scene?
- Are the streets pedestrian, cycle and vehicle friendly?
- Does the scheme integrate with existing streets, paths and surrounding development?
- Are public spaces and pedestrian routes overlooked and do they feel safe?

**Design and Construction**

- Is public space well designed and does it have suitable management arrangements in place?
- Do the buildings exhibit architectural quality?
- Do internal spaces and layout allow for adaptation, conversion or extension?
- Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
- Do buildings or spaces outperform statutory minima, such as building regulations?





This Glossary has status only as a guide to planning terminology used in the Core Strategy documents and should not be used as a source for statutory definitions. All definitions have been produced by Sevenoaks District Council unless referenced otherwise.

### **Affordable housing**

'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.

### **Air Quality Management Area (AQMA)**

The Environment Act 1995 requires local councils to regularly assess the air quality in their area to see if any of the key pollutants in the National Air Quality Strategy are likely to exceed the targets currently set. In locations where this is likely to happen and where the public are exposed to the pollution, the Council is required to designate an 'Air Quality Management Area'.

### **Annual Monitoring Report (AMR)**

A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

### **Area of Outstanding Natural Beauty (AONB)**

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Countryside Agency.

### **BREEAM**

Building Research Establishment Environmental Assessment Method

BREEAM is the world's most widely used environmental assessment method for buildings. BREEAM assesses buildings against a set criteria and provides an overall score which will fall within a band providing either a; PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING rating.

### **Brownfield**

Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

### **Code for Sustainable Homes**

The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level.

### **Conservation Areas**

Areas of special architectural or historical interest, where development is more tightly restricted than elsewhere in order to preserve and enhance their special character and qualities. These areas are designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which gives them statutory recognition and protection.

### **Core Strategy**

The Local Development Framework core strategy is the spatial vision for what a local authority wants to achieve. It contains a set of strategic policies that are required to deliver the vision including the broad approach to development.

#### **Development Plan Documents (DPD)**

The documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. Should include the following elements

- Core strategy
- Site specific allocations of land
- Area action plans (where needed); and
- Proposals map (with inset maps, where necessary).

#### **Green Belt**

Areas of land where there is a strong presumption against development except that which falls into certain limited categories. The purposes of Green Belts are to check the unrestricted sprawl of urban areas, stop the joining of neighbouring towns, safeguard the surrounding countryside, preserve the special character of the area, assist in urban regeneration and to serve as a recreational resource.

#### **Greenfield**

Land (or a defined site) usually farmland, that has not previously been developed.

#### **Green Infrastructure**

The following areas can form part of the networks of Green Infrastructure

Parks and gardens - including urban parks, country parks and formal gardens.

Natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits).

Green corridors - including river and canal banks, cycleways, and rights of way

Outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned) including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.

Amenity greenspace (most commonly, but not exclusively, in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.

Provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters).

Allotments, community gardens, and city (urban) farms.

Cemeteries and churchyards.

Accessible countryside in urban fringe areas.

River and canal corridors.

Green roofs and walls.

**Gypsies and Travellers**

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such. (source: Government Circular 01/06)

**Historic Parks and Gardens**

A park or garden of special historic interest. Graded I (highest quality), II\* or II. Designated by English Heritage.

**Housing Trajectory**

Local Planning Authorities are required to prepare a housing trajectory. This provides a position statement comparing past performance on housing supply with anticipated future rates of housing development. The trajectory is updated each year as part of the Annual Monitoring Report.

**Infrastructure**

- Transport**            Airports, port, road network, cycling and walking infrastructure, rail net work
- Housing**             Affordable housing
- Education**          Further and higher education, secondary and primary education and nursery schools
- Health**                Acute care and general hospitals, mental hospitals, health centres/primary care trusts and ambulance services
- Social Infrastructure**   Supported accommodation, social and community facilities, sports centres, open spaces, parks and play space
- Green Infrastructure**   See under **Green Infrastructure**
- Public Services**    Waste management and disposal, libraries, cemeteries, emergency services, ( police, fire ,ambulance) places of worship, prisons, and drug treatment centres
- Utility Services**    Gas supply, electricity supply, heat supply, water supply, waste water treatment and telecommunications infrastructure.

**Flood Defences**

**Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Designated by English Heritage.

**Local Development Document (LDD)**

Local Development Documents will comprise of Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement.

**Local Development Framework (LDF)**

The LDF contains a portfolio of Local Development Documents which provides the local planning authority’s policies for meeting the community’s economic, environmental and social aims for the future of their area where this affects the development of land.

#### **Local Development Scheme (LDS)**

The LDS sets out the programme for preparing the Local Development Documents

#### **Local Wildlife Site**

Local wildlife sites, previously known as Sites of Nature Conservation Interest (SNCIs), are sites which are important to nature conservation interests in a local context.

#### **Major Developed Site (MDS)**

Green Belts contain some major developed sites such as factories, collieries, power stations, water and sewage treatment works, military establishments, civil airfields, hospitals, and research and education establishments. These substantial sites may be in continuing use or be redundant. They often pre-date the town and country planning system and the Green Belt designation.

These sites remain subject to development control policies for Green Belts.

#### **Planning Policy Guidance Note (PPG)/Planning Policy Statement (PPS)**

Planning Policy Guidance Notes (PPGs), and their replacements Planning Policy Statements (PPSs), are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Local authorities must take their contents into account in preparing their development plan documents.

#### **Renewable Energy**

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low carbon technologies are those that can help reduce carbon emissions. Renewable and low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP/CCHP (and micro-CHP); energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation; wind generation.

#### **Settlement Hierarchy**

The arrangement of settlements within a given area in order of importance.

#### **Site of Special Scientific Interest**

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (e.g. plants, animals, and natural features relating to the Earth's structure).

#### **Small Site Allowance**

This is an allowance for housing completions from sites under 0.2 hectares that are not on previously developed land and that have not been allocated or identified for housing. The allowance is calculated based on historic trends within the Sevenoaks District and, in accordance with Government guidance, is not included for the first 10 years of the plan period when specific sites should be identified.

#### **South East Plan**

The South East Plan is the regional framework for managing future development in the South East and was adopted in May 2009. It replaces the previous government planning guidance for the South East. This framework was prepared by the South East England Regional Assembly (now South East England Partnership Board) and sets the standards and principles for the physical development of the region for 20 years (2006 – 2026) and will be used to guide the production of Local Development Frameworks and strategies by district and unitary councils.

**Statement of Community Involvement (SCI)**

The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. It is an essential part of the Local Development Framework.

**Strategic Flood Risk Assessment (SFRA)**

This report provides an overview of the methodology, assumptions, uncertainties, tasks undertaken and the links to the wider sustainability appraisal process. It provides policy recommendations and guidance for the application of the Sequential Test, the preparation of flood risk assessments and the use of sustainable drainage systems, within the Council's administrative boundary.

**Strategic Housing Land Availability Assessment (SHLAA)**

A Strategic Housing Land Availability Assessment should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Assess land availability by identifying buildings or areas of land (including previously developed land and Greenfield) that have development potential for housing, including within mixed use developments.
- Assess the potential level of housing that can be provided on identified land.
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.
- Identify constraints that might make a particular site unavailable and/or unviable for development.
- Identify sustainability issues and physical constraints that might make a site unsuitable for development.
- Identify what action could be taken to overcome constraints on particular sites.

**Strategic Housing Market Assessment (SHMA)**

A Strategic Housing Market Assessment should:

- Estimate housing need and demand in terms of affordable and market housing.
- Determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas.
- Consider future demographic trends and identify the accommodation requirements of specific groups such as, homeless households, Black and Minority Ethnic groups, first time buyers, disabled people, older people, Gypsies and Travellers and occupational groups such as key workers, students and operational defence personnel.

**Supplementary Planning Document (SPD)**

SPDs provide further guidance regarding how Local Development Framework policies should be implemented.

**Sustainability Appraisal (SA)**

Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the Local Development Framework.



#### **Sustainable Urban Drainage System (SUDS)**

An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

#### **Travelling Showpeople**

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependent's more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined in ODPM Circular 1/2006 (CLG Circular 04/07)

#### **Windfall Site**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

#### **References:**

Communities and local government documents:

- Planning Policy Statement 3 (PPS3): Housing, November 2006,pg 25,28
- Code for Sustainable Homes
- Planning Policy Guidance 2: Green Belts (Annex C, C1 and C2, Pg 18)
- Planning and Climate Change Supplement to Planning Policy Statement 1, pg 6

Planning Portal (<http://www.planningportal.gov.uk>)

BREEAM (<http://www.breeam.org>)

Information available at <http://www.kent.gov.uk>

All abbreviations, listed alphabetically, which have been used in the text of the Core Strategy.

AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CERT	Carbon Emission Reduction Target
CIL	Community Infrastructure Levy
CO <sub>2</sub>	Carbon Dioxide
DPD	Development Plan Document
KCC	Kent County Council
LDF	Local Development Framework
OFWAT	Water Services Regulation Authority
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSL	Registered Social Landlord
RUS	Route Utilisation Strategy
S106	Section 106 (of the Town and Country Planning Act 1990 as amended)
SAC	Special Area of Conservation
SDC	Sevenoaks District Council
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SRN	Strategic Road Network
SSSI	Sites of Special Scientific Interest
SUDS	Sustainable Drainage Systems



## Photographs

### Front Cover

- Top left - Bligh's Meadow, Sevenoaks
- Top right - Sevenoaks Wildlife Reserve
- Middle - View over the Weald from River Hill
- Bottom left - Horton Kirby Paper Mills
- Bottom right - Leicester Square, Penshurst

### 1. Role of the Core Strategy

- Top left - Horton Kirby Paper Mills
- Top right - Park Place, Bessels Green
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- Bottom left - Westerham
- Bottom right - The Ford, Eynsford

### 2. What is the District Like?

- Top left - Swanley Town Centre
- Top right - View towards Bough Beech Reservoir
- Middle - View towards South Darent
- Bottom left - Bligh's Meadow, Sevenoaks
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### 3. The Spatial Vision

- Top left - Chiddingstone Affordable Housing Scheme
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### 4. Location Policies

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### 5. Strategic Policies

- Top left - Penshurst Cycleway
- Top right - Affordable Housing Scheme, Leigh
- Middle - The Green, Westerham
- Bottom left - Swanley Library
- Bottom right - Warsop Trading Estate, Edenbridge

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# Allocations and Development Management DPD

## Supplementary Site Allocation Consultation

March 2012



Local  
Development  
Framework





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### About the Allocations and Development Management DPD

#### Supplementary Site Allocation Consultation

The Allocations and Development Management Development Plan Document (DPD) is being prepared as part of the Sevenoaks District Local Development Framework (LDF). We have previously consulted on 'options' for site allocations, the protection of open space and development management policies.

This document presents sites where a different land use allocation is proposed to that previously identified in earlier consultations and introduces a new proposal that has yet to be subject to public consultation.

#### How to comment

- By entering your comments online ([planningconsult.sevenoaks.gov.uk](http://planningconsult.sevenoaks.gov.uk)); or
- By completing and returning the consultation response form to:  
[ldf.consultation@sevenoaks.gov.uk](mailto:ldf.consultation@sevenoaks.gov.uk)

#### How to view the Consultation Documents

The consultation documents consist of the following parts:

- Allocations and Development Management DPD Supplementary Site Allocation Consultation Document;
- Consultation Response form;

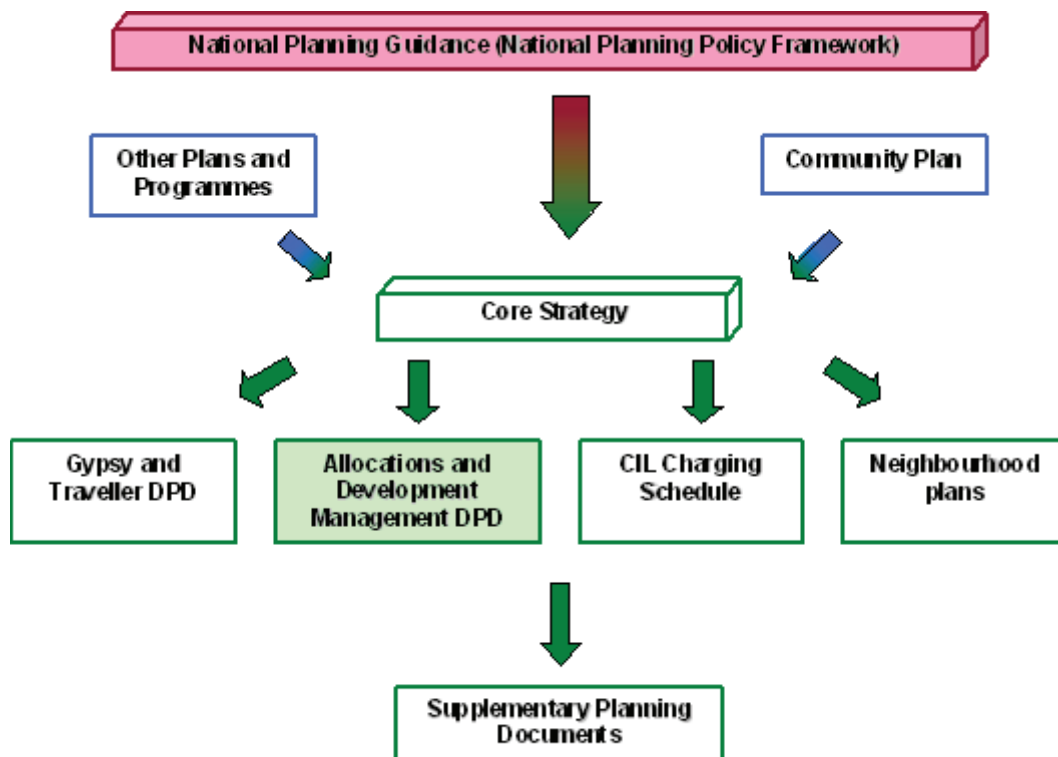
All these documents can be viewed at [www.sevenoaks.gov.uk/ldfconsultations](http://www.sevenoaks.gov.uk/ldfconsultations)

Hard copies can be viewed at Sevenoaks District Council offices and public libraries throughout the District (see [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk) for opening hours) during the consultation period.

## Background Information

In accordance with the Government's planning system, the Council is preparing the Local Development Framework for the period up to 2026. The LDF will eventually replace the Sevenoaks District Local Plan (Adopted 2000) and will include the Core Strategy, the Allocations and Development Management DPD (ADM DPD) and a number of supplementary planning documents.

The Core Strategy was adopted in February 2011 and sets out the Council's general strategy for future development of the District. The ADM DPD must be consistent with the Core Strategy and is the LDF document that will contain detailed policies for determining planning applications. It will also specifically identify new land use site allocations for housing, employment and boundaries for other land use designations such as the Green Belt and AONB. Upon adoption it will replace all those remaining policies saved from the Sevenoaks District Local Plan.





## 1. Introduction

### Purpose of this consultation

1.1 The ADM DPD will identify the sites to achieve the objectives of the Core Strategy, define the area covered by Core Strategy policies and includes the Development Management Policies to determine applications in accordance with the Core Strategy objectives.

1.2 The Council conducted an 'options' consultation in spring 2010 on initial draft site allocations. This current supplementary consultation is intended to introduce details of the new site proposed for inclusion in the ADM DPD and to document changes in the type of allocation where the allocated land use is different to that identified during the original round of consultation.

1.3 Appendix 1 provides design guidance for each of these sites, including maps and aerial photographs. The information in chapter 2 below indicates either the background to the new allocation or the detail of changes since 2010.

1.4 This supplementary consultation is considered necessary to ensure that the pre-submission publication version is a "sound" plan and to ensure that those impacted upon as a result of the proposal have adequate time to make representations. A breakdown of the timetable for the production of the ADM DPD is included below.

Plan Stage	Timescale
Allocations (Options) Consultation	Completed Jan to March 2010
Development Management Policies (Options) consultation	Completed May to November 2011
Open Space (Options) consultation	Completed September to November 2011
Allocations and Development Management Site Allocation Supplementary Consultation	THIS CONSULTATION
Publication of Submission Document Deposit stage Consultation	Anticipated September /October 2012
Submission to the Secretary of State	January 2013
Examination in Public	March 2013
Inspector's Report	August 2013
Adoption of ADM DPD	October 2013

### Sustainability Appraisal

1.5 Sustainability Appraisal is used to test the component LDF documents to ensure that they do not conflict with the aims of sustainable development. The Sustainability Appraisals for the Local Development Framework and the Core Strategy have previously been agreed and sets the parameters for subsequent DPDs to ensure consistency. The sustainability effects of sites and policies have been considered against a range of economic, social and environmental objectives. The outcomes of the SA process has assisted in determining which sites and policies provide the most sustainable development opportunities.

1.6 The allocations and policies listed in this document have been appraised against a set of defined criteria, in accordance with the LDF Sustainability Objectives to assess their suitability.

### Proposals Map and Site Maps

1.7 Upon adoption of the ADM DPD the final policy allocations will be shown on a new detailed proposals map which will be prepared once the allocations have been finalised.

1.8 The draft for submission will be accompanied by detailed plans showing the extent of the proposed allocations and areas to which policies apply. Draft site plans and design guidance in relation to the sites contained in this document are included at Appendix 1.

### Supporting Background Evidence

1.9 As part of the wider LDF process, we have prepared or commissioned supporting evidence which forms background evidence in the policy formulation process. These studies cover a range of issues including housing, employment, retail, open space and flooding. The individual documents and any subsequent amendments or updates can be viewed on the Planning Policy pages of the Council's website at [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

## 2. New Sites and Changes to Allocation

### Agenda Item 6

### 2. New Sites and Changes to Allocation

2.1 This section provides an overview of the main site allocation changes to which this document applies. A summary table is included below and site plans and design guidance are included at Appendix 1.

#### 2.2 New site:

Site Location	Current Use	Proposed Allocated Use
Bovis Manor House site, New Ash Green	Office	Residential

#### 2.3 Sites where a different use is proposed (from the 2010 consultation):

Site Location	2010 Draft Allocation	Proposed Allocated Use
Currant Hill Allotments, Westerham	Allotments*	Residential, with allotment re-provision
Leigh's Builders Yard, Edenbridge	Employment (vacant builders yard)	Residential
Station Approach, Edenbridge	Employment (builders merchants)	Mixed use - employment and residential
GSK, Leigh	'Major Developed Site'(Vacant employment site)	Residential with limited retained employment
Warren Court Farm, Halstead	Employment (offices and workshops)	Residential (including Green Belt amendment)
Broom Hill, Swanley	Allocated for Employment and open space	Employment, open space and residential
United House, Swanley	Allocated for mixed-use-employment & residential	Residential
Land rear of Premier Inn, Swanley	Allocated for Residential	Employment site
West Kingsdown Industrial Estate	Allocated for Residential	Employment site

\* With reference that any future development would require replacement allotments.

#### Bovis Manor House site, New Ash Green

2.4 The Council was approached by Bovis Homes in December 2011 who are intending to relocate their operations elsewhere within the District during the plan period. The site contains the existing Bovis Homes office which incorporates a listed buildings ('The Manor House'), a low architectural quality office block extension, a large hard-standing car park and an area of landscaped open space with trees. It is surrounded by residential development and is in close proximity to the village centre. The site is not a protected employment site under the existing Local Plan and was not identified as a site worthy of protection in the Council's Employment Land Review (ELR) 2007. The site is therefore considered to be more suitable to be allocated for residential development, due to its location and surrounding uses. Replacement employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme, which is considered a more appropriate location for business use. The proposal is to allocate the Manor House site for residential development, including restoring the listed building to its original residential use.

#### Currant Hill Allotments, Westerham

2.5 The 2010 consultation proposed that this site (previously allocated as Safeguarded Land in the 2000 Local Plan) be retained as allotments but noted that any future development of the site could be acceptable if replacement allotments of equal or greater value were provided as an

alternative location within Westerham. The Council has been working with Westerham Parish Council (who own the site) to identify suitable replacement allotment land and a number of options were proposed. The Council are committed to the view that replacement allotments need to be of equivalent or greater value, in terms of their size, location, accessibility and quality, in order to maintain the supply of allotments for the local community. The most suitable site for the replacement allotments is considered to be an extension of the existing allotments into the field immediately to the north of the site, which is currently leased to Churchill School. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities. The proposal is to re-allocate the lower southern portion of the allotment site for a small residential development and to re-provide equivalent allotments on the land to the north of the existing site.

### Leigh's Builders Yard, Edenbridge

2.6 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for protected employment use in conjunction with the Edenbridge Trading Centre/Warsop Trading Centre, as recommended by the Council's ELR. Representations were made that the builders yard site is separate to the trading centre operations and should not be considered as forming the same business area. The owner has submitted detailed evidence that demonstrates to our satisfaction that the site, which has been vacant for a long period of time, is not viable for employment use during the Core Strategy period. As such the removal of the site from protected employment use complies with Core Strategy policy SP8. Therefore the proposal is to re-designate the site as a residential allocation.

### Station Approach, Edenbridge

2.7 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for protected employment use, as recommended by the Council's ELR. Representations were made by the site owners, Network Rail, to promote a residential-led mixed use development on the site. The Council's ELR highlighted this as a poor quality employment site. The site is currently occupied by a builder's merchants, with a large area of open storage/under-used land. Core Strategy Policy SP8 states that redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern business, where the employment capacity of the site, represented by the commercial floorspace, is maintained and where a mixed use development would represent a sustainable approach consistent with the general distribution of development. The Council considers that a mixed use scheme is an appropriate and more efficient use of this site, retaining employment space on the north-western half of the site, with residential on the south-eastern half of the site. Therefore the proposal is to re-designate the site for mixed use development, comprising employment and residential uses.

### Glaxo Smith Kline (GSK) Site, Leigh

2.8 This site was previously designated as a 'Major Developed Site' (MDS) in the Sevenoaks District Local Plan (2000) and was carried forward in the Core Strategy (adopted February 2011). This designation was applied because of the built-up form of the commercial site, located in the Green Belt. GSK recently ceased their pharmaceutical operations and have closed the site. The Council commissioned independent consultants URS, who had previously carried out the Council's Employment Land Review, to consider the potential for re-use of the site in employment use. The report concluded that complete take-up of the site in employment use is very unlikely to

## 2. New Sites and Changes to Allocation

### Agenda Item 6

be achievable or viable, and that residential redevelopment with the retention of a smaller portion of the site for employment would be the most sound option based on current and future employment trends. The key constraint that makes the site unattractive to future commercial occupiers is the remote location and poor transport network. Other uses were also considered, but URS did not identify a viable alternative other than residential. Therefore the proposal is to re-designate the site for residential-led mixed use development, retaining the modern laboratory block (known as building 12) in employment use and replacing the footprint of the remaining employment buildings with new residential development. This is consistent with the preferred option presented in the URS report. Accessibility improvements will be required as part of any planning application, to improve the sustainability of the site.

#### Warren Court Farm, Halstead

2.9 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and was carried forward in the 2010 Allocations consultation, which proposed the continued allocation of this site for employment use, as recommended by the Council's ELR. Warren Court Farm is an unusual site in planning policy terms, in that it is located within the Metropolitan Green Belt, but it is also an identified employment site with an allocation that allows for further employment development. It is the only identified employment site in the district (other than the Major Developed Sites) that is within the Green Belt, and is therefore a historic anomaly. The site is one of five identified in the ELR as being of poor/very poor quality. Warren Court is the only one of the five poor/very poor quality employment sites that has not been redeveloped or re-allocated for residential/mixed-use. The Council's recent ELR update (2011) indicates that there is no requirement for additional office space and a reduction in the need for industrial space (-2.3ha). Therefore, there is not now considered to be a need to continue to safeguard this remaining poor quality employment site.

2.10 The Council has proposed that this site be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The recommendation is based on the fact that the revised allocation would result in the regeneration of an existing poor quality commercial site without having an adverse impact upon the character and openness of the Green belt. The level of built development on the site, its location adjacent to the village envelope and its poor environmental quality, combined with the fact that the site is an anomaly being the only allocated employment site in the greenbelt (except for designated Major Developed Sites), all contribute to the exceptional circumstances that justify an amendment to the settlement boundary.

#### Broom Hill, Swanley

2.11 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000) and established for future allocation through the adopted Core Strategy (February 2011). The 2010 Allocations consultation proposed that this site be allocated for employment use, as recommended by the Council's ELR. The site area is 8.1ha but the Council's draft Development Brief for Broom Hill (1996) proposed that only 4.1ha of the site be developed. The Council's Employment Land Review (2007) found that only this 4.1ha of the site needed to be developed to meet the District's need for employment land to 2026. The Inspector's Report on the Core Strategy supports this conclusion. The characteristics of the site have been reviewed, and the south-eastern side of the site is considered to be the most appropriate location for employment uses, adjacent to the existing commercial uses and the M25 road corridor. The western side of the site is not considered to be suitable for employment uses, due to the proximity of the residential uses on Beechenlea Lane. The topography of the site includes a ridge of higher land which in visual terms is best kept open, and therefore is not suitable for development. The Council has recently commissioned a review of employment land forecasts (2011), which outlines



a different employment land requirement from that presented in the 2007 ELR. Looking at the medium scenario to 2026, there is no requirement for additional office space. In relation to warehousing, there is likely to be a 5.2 ha requirement (which could be largely met by the development of the 4.1ha on this employment allocation) and a reduction in the need for factory space (-2.3ha). Therefore, the allocation has been revised to seek to address what other uses are appropriate on the remainder of the site (4ha). The allocation now includes retention of open space, including the brow of the hill which curves through the site. The previously developed land towards the north of the site is considered to be suitable for a small residential development. In addition, land to the west of the site is considered to have the potential for residential development, subject to access, amenity, biodiversity considerations and the visual impact of any proposal. Therefore the proposal is to designate the site for mixed use development, comprising employment (4.1ha), open space and residential.

### United House, Goldsel Road, Swanley

2.12 This site was previously allocated for employment use in the Sevenoaks District Local Plan (2000). The ELR Addendum Report (2010) noted the site was being promoted for residential-led mixed use development, and therefore recommended excluding the area from the employment land to be protected (the adjacent Swantex site on Goldsel Road remains a protected employment site). The 2010 consultation proposed the allocation of the United House site for a mixed use (residential and commercial) development. Since this consultation, the site owner (United House) has indicated that they wish to promote the site for purely residential development as they intend to relocate their offices to a different site within Swanley and therefore no longer have a requirement for offices on the site. The site is currently under-used and the existing occupier is planning to leave the site. The site is considered to be more suitable for residential use, due to the adjacent housing estate and the primary school. There is also limited access to the site, which would constrain additional commercial development on the site. The 2010 allocation suggested 116 residential units could be accommodated on the site (at a density of 75 dph). The site capacity has been increased to 250 units as a result of the boundary amendment, the proposal to allocate the site purely for residential (rather than mixed use) and works/evidence presented by the owner to show how key constraints have been overcome. Therefore the proposal is to designate the site as a residential allocation with increased capacity

### Land rear of Premier Inn, Swanley

2.13 The 2010 consultation proposed the allocation of the former Déjà vu site and employment area to the rear for a residential development. Since this consultation, a Premier Inn hotel and Beefeater restaurant have been built on the site of the former Déjà vu nightclub and therefore this area has been removed from the allocation. The employment area to the rear of the hotel was not identified as a protected employment site in the ELR and there is no other existing land use designation on the site. However, the site is considered to be functioning well as an employment site, with several businesses successfully trading on the site (Birchwood nurseries, aquatics, garden centre, pine furniture/doors), with buildings in good condition. In addition, since the hotel/restaurant has been built out, it is considered that the site to the rear would be a less suitable environment for residential development. Therefore the allocation for the remainder of the site has been revised to protect the existing employment site.

### West Kingsdown Industrial Estate, West Kingsdown

2.14 The 2010 consultation proposed the allocation of the existing West Kingsdown Industrial Estate site for a residential development, as this was promoted by the owner of the site. The employment area was not identified as an employment site worthy of protection in the ELR and there is no other existing land use designation on the site. However, the site is considered to be

## 2. New Sites and Changes to Allocation

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functioning well as an employment site, with several businesses successfully trading on the site (8 of the 12 units appeared to be occupied in March 2012, in various light industrial uses), with the site and buildings in good condition. It is of similar quality and build to the Blue Chalet Industrial Park at the northern end of West Kingsdown, albeit on a much smaller scale. The Blue Chalet Industrial Park is an allocated protected employment site, and therefore for consistency, it is recommended that the West Kingsdown Industrial Estate is also allocated for employment use. Therefore the allocation of the site has been revised to protect the existing employment site.

### 3. How to comment

3.1 Representations can be made via the following methods;

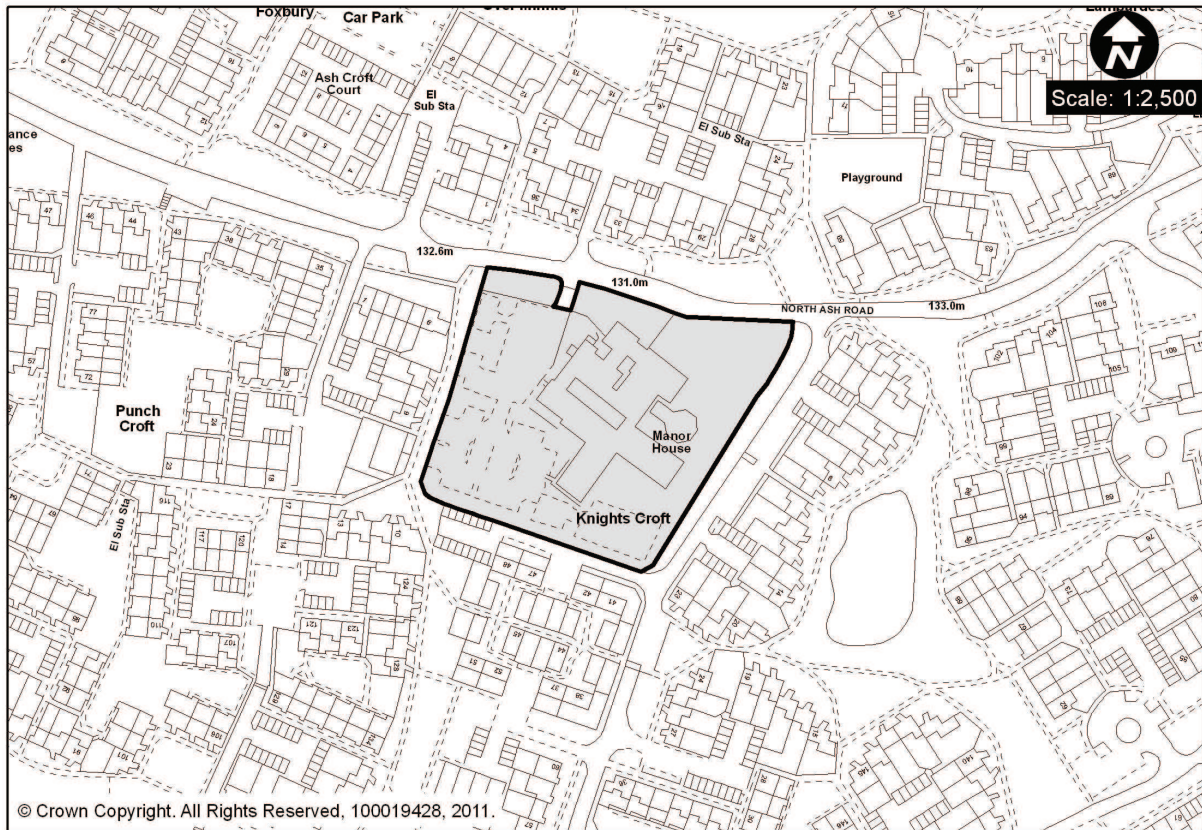
- By entering your comments online ([planningconsult.sevenoaks.gov.uk](http://planningconsult.sevenoaks.gov.uk)); or
- By completing and returning the consultation response form to:  
[ldf.consultation@sevenoaks.gov.uk](mailto:ldf.consultation@sevenoaks.gov.uk)

Comments should be received no later than 5pm Thursday 10<sup>th</sup> May 2012.



## Appendix 1 - Site Details and Design Guidance

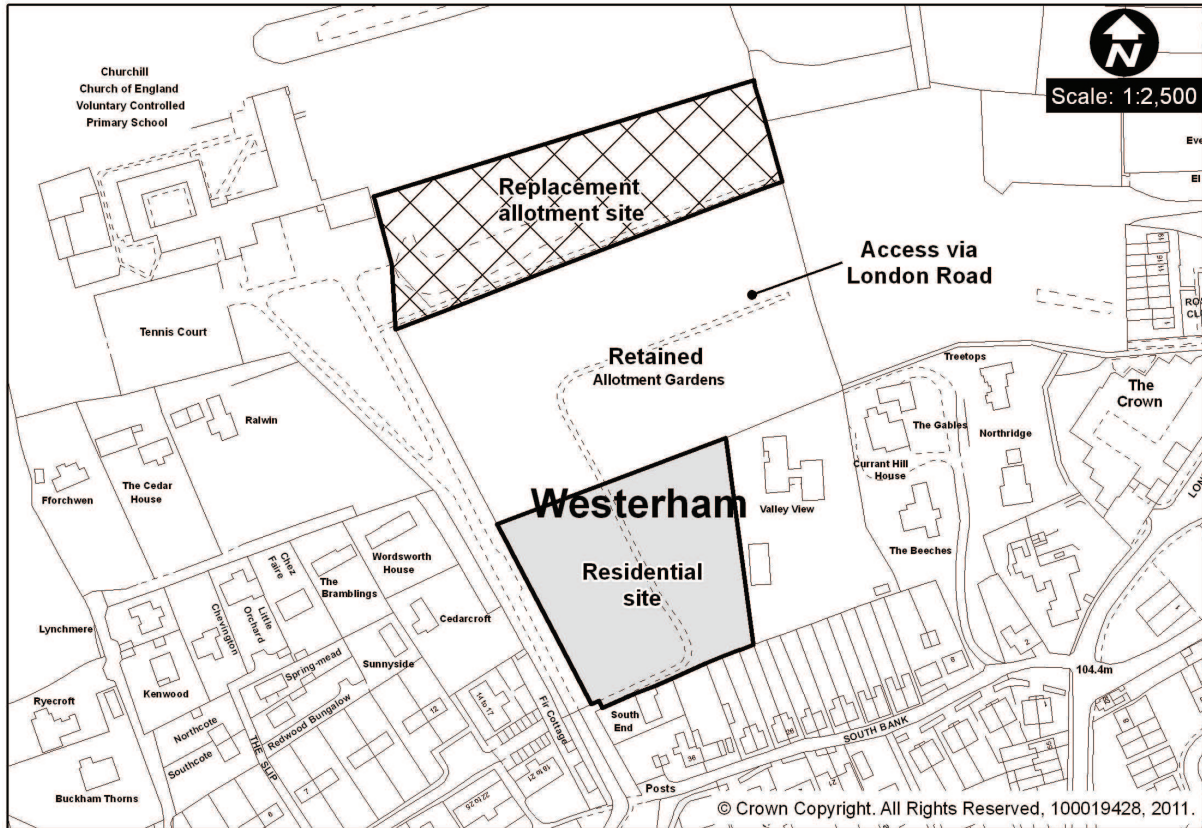
Bovis Homes, The Manor House, New Ash Green



Site Address:	Bovis Homes, The Manor House, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Residential
Current Use / PP:	Offices and car parking		
<p>Development Guidance:</p> <ul style="list-style-type: none"> <li>Proposals will need to retain and enhance the Manor House listed building and its setting;</li> <li>Proposal should include linkages and walking routes to the village centre; including providing footways around the site boundary and improving pedestrian crossing points across North Ash Road</li> <li>Replacement of small scale employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme;</li> <li>Potential for innovative, sustainable architecture, in recognition of relationship to contemporary architecture in New Ash Green</li> <li>Site of sufficient size to accommodate a range of housing types (detached, attached, flatted)</li> <li>This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.</li> </ul> <p>Access - existing access from North Ash Road would require widening and associated clearance of visibility splays.</p> <p>Delivery - promoted by owner (Bovis) for residential development. Bovis intend to relocate their offices elsewhere within the District.</p>			
Gross Area (Ha):	1.00	Net Area (Ha):	1.00
Approximate Density (DPH):	50	Net Capacity:	50
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner



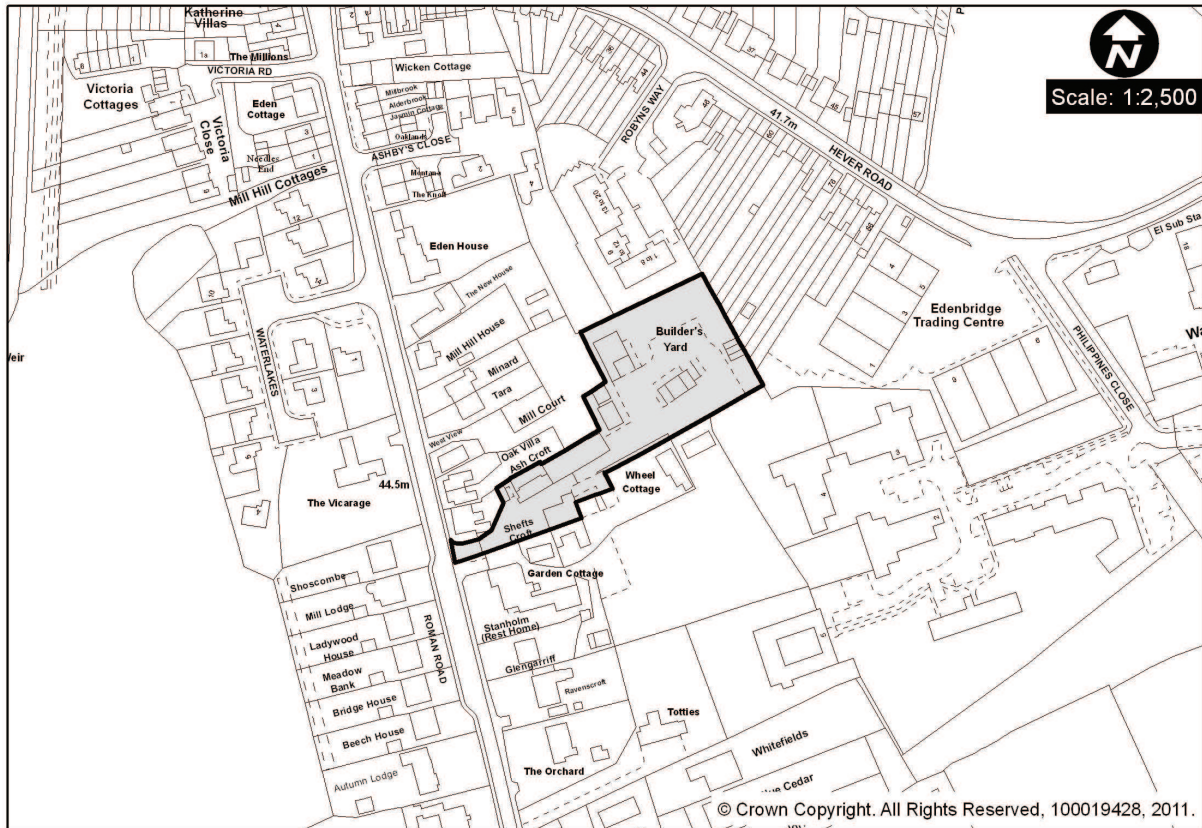
Currant Hill Allotments, Westerham (Former Safeguarded Land)



Site Address:	Currant Hill Allotments, Westerham	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use/ PP:	Allotments		
<p>Development Guidance;</p> <ul style="list-style-type: none"> <li>• Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced</li> <li>• Development of the site will require equivalent replacement of allotments within Westerham. The replacement allotments would need to be of equivalent or greater value, in terms of their size, location, accessibility and quality, in order to maintain the supply of allotments for the local community. Westerham Parish Council, who own the site, have proposed that replacement allotments be provided in the field immediately to the north of the site, which is currently leased to Churchill School. The school is aware of this proposal and has confirmed that it can accommodate the loss of the field without prejudicing its activities.</li> <li>• Site biodiversity surveys will be sought to ensure any biodiversity concerns are adequately mitigated and biodiversity enhancement will be required on the adjacent replacement allotment site</li> <li>• Site should reflect adjacent mix of housing types (detached, semi-detached, terraced)</li> <li>• Low buildings heights (not greater than two storeys) should be incorporated into the development scheme to respond to the site topography and integrate with the surrounding development</li> <li>• This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.</li> </ul> <p>Access - site access via London Road (emergency/pedestrian access on via Rysted Lane)                  Delivery - site owners (Westerham Parish Council) are promoting the site for residential development                  Note - the local authority must seek permission from the Secretary of State before selling or changing the use of a statutory allotment site under the Allotments Act 1925.</p>			
Gross Area (Ha):	0.67	Net Area (Ha):	0.67
Approximate Density (DPH):	30	Net Capacity:	20
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan (Safeguarded Land)



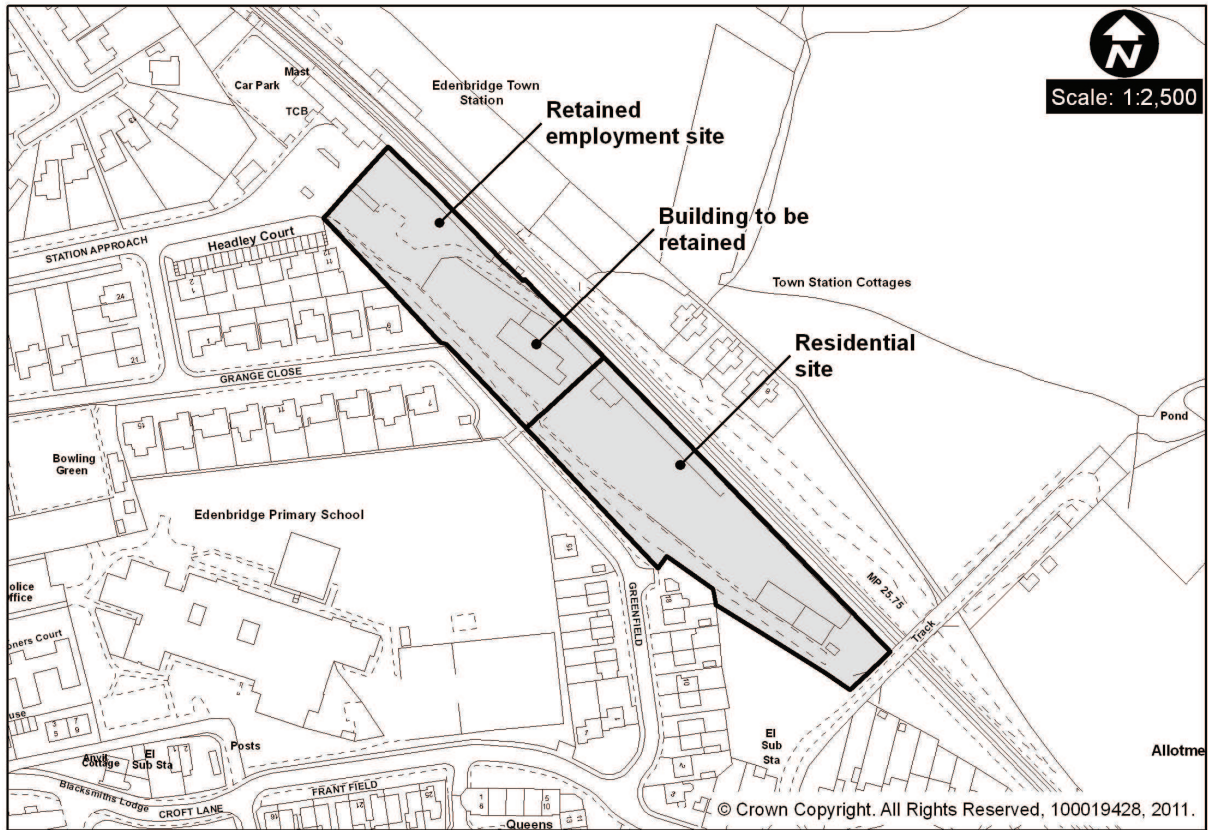
## Leigh's Builders Yard, Edenbridge



Site Address:	Leigh's builders yard, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge South and West	Proposed Allocation:	Residential
Current Use / PP:	Redundant Builder's Yard		
<p>Development Guidance;</p> <ul style="list-style-type: none"> <li>• Proposals will need to retain and enhance Sheft's Croft listed building and its setting</li> <li>• Attached and detached housing is likely to be suitable on the site, in the form of a small close</li> <li>• Site remediation may be necessary. This will not preclude development opportunities on this site</li> <li>• Relationship of development to adjacent rest home and assisted care community will need careful consideration.</li> <li>• This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.</li> </ul> <p>Access - existing access onto Mill Hill (B2026) Delivery - promoted by owner for residential development</p>			
Gross Area (Ha):	0.42	Net Area (Ha):	0.42
Approximate Density (DPH):	30	Net Capacity:	13
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner



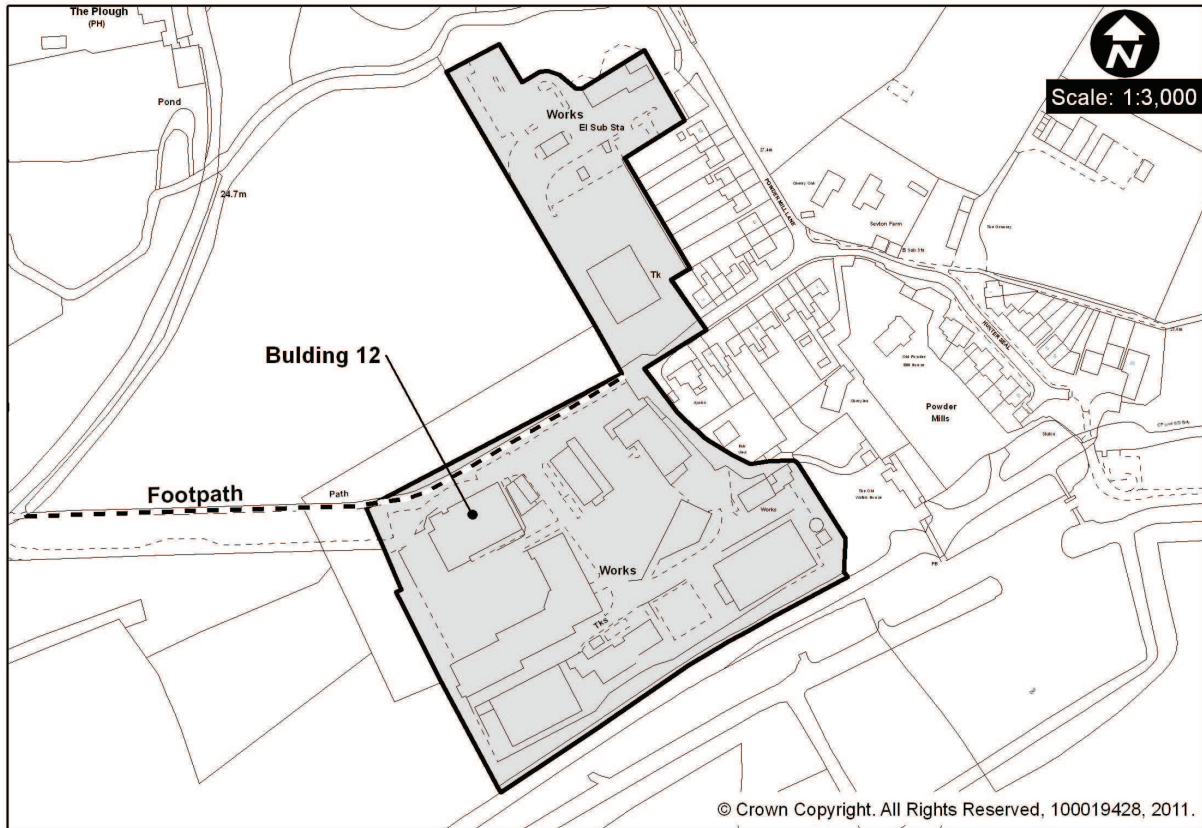
Station Approach, Edenbridge





Site Address:	Station Approach, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge North and East	Proposed Allocation:	Mixed Use - Employment and Residential
Current use:	Builder's Merchant		
<p>Development Guide:</p> <ul style="list-style-type: none"> <li>• The area of employment land on northern portion of site should be retained; including the historic train-shed brick building on site (recommended in employment use);</li> <li>• Southern end of site allocated for residential</li> <li>• Site adjacent to railway - a vegetation screening / buffer zone will be required to protect residential amenity</li> <li>• Residential likely to be most appropriate in the form of apartments and townhouses.</li> <li>• This site is also considered suitable for housing specifically designed for older people (including those with special needs), as it is close to a range of services that would provide for the needs of future occupants.</li> </ul> <p>Access - Access to employment space from existing access on Station Approach. Access to residential from Greenfield</p> <p>Delivery - site promoted for mixed use by owner, Network Rail</p>			
Gross Area (Ha):	1.0 (employment 0.5 / residential 0.5)	Net Area (Ha):	1.0
Net Housing Capacity	20	Phasing	0-5 years (2012-2016)

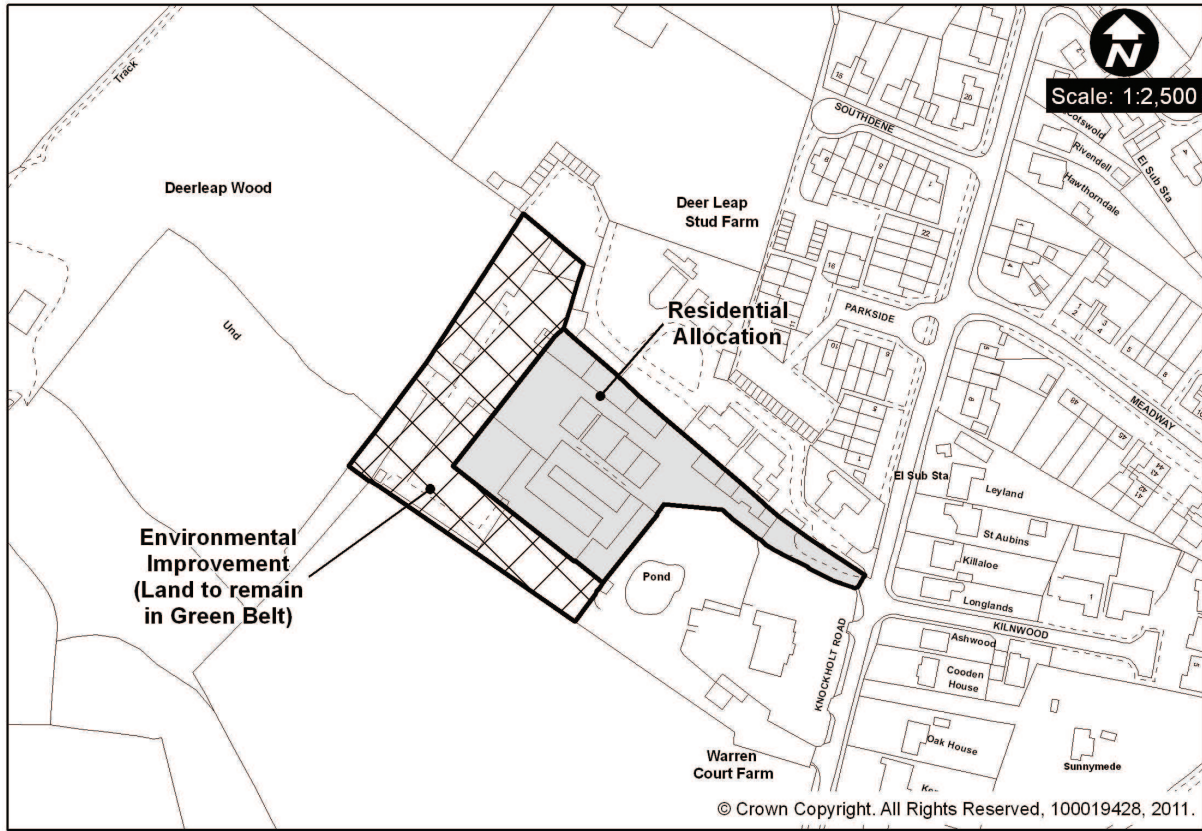
Glaxo Smith Kline, Powder Mills, Leigh



Site Address:	Glaxo Smith Kline, Powder Mills, Leigh	Settlement:	Other settlement
Ward:	Leigh and Chiddingstone Causeway	Proposed Allocation:	Residential Led Mixed Use
Current use:	Mixed Use - Offices, Warehousing & General Industrial (vacant)		
<p><b>Development Guide:</b></p> <ul style="list-style-type: none"> <li>An independent study sets out that the preferred option for the redevelopment of the site is to retain 'Building 12' and release the remainder of the site for residential development of a mix of unit types (detached and attached). Any proposals for residential development that does not include the retention of 'Building 12' would need to justify the loss of employment in line with Policy SP8 of the Sevenoaks Core Strategy.</li> <li>Any redevelopment is restricted to the replacement of the existing 'footprint' of buildings at the site in accordance with national Green Belt Policy.</li> <li>The existing residential units outside of the secure element of the site should be retained and are not included within the formal allocation.</li> <li>Any redevelopment of the site will be contingent on the inclusion of accessibility improvements, which will be <u>required</u> as part of any planning application, to improve the sustainability of the site.</li> <li>Part of the site contains the remains of a gunpowder manufacturing facility dating back to 1811, as such the site is listed in the English Heritage document 'Monument Protection Programme: Gunpowder Mills' (1998), where it is assessed as 'not of schedulable quality but undoubtedly of regional value'. Redevelopment proposals should be designed in a manner that respects the historic nature of the site and preserves archaeological interest.</li> <li>The site is partially covered by Flood Zone 3B. No development should take place within this area. Both north and west existing access points to Powder Mills Lane should be maintained to ensure an acceptable 'dry escape route' in the event of severe flooding.</li> <li>In relation to remediation, a small number of localised areas of contamination have been identified within the Site. Any redevelopment permission will be conditioned to require further assessment and/or remediation of these areas. This will not preclude development opportunities on this site.</li> <li>Retention of Public Footpath through site</li> </ul> <p>Access - Both north and west existing access points to Powder Mills Lane should be maintained to ensure an acceptable 'dry escape route' in the event of severe flooding</p> <p>Delivery - the owner (GSK) is promoting the site for redevelopment</p>			
Gross Area (Ha):	3.29	Net Area (Ha):	3.19 (related to building 12)
Housing capacity	100	Phasing	0-5 years (2012-2016)



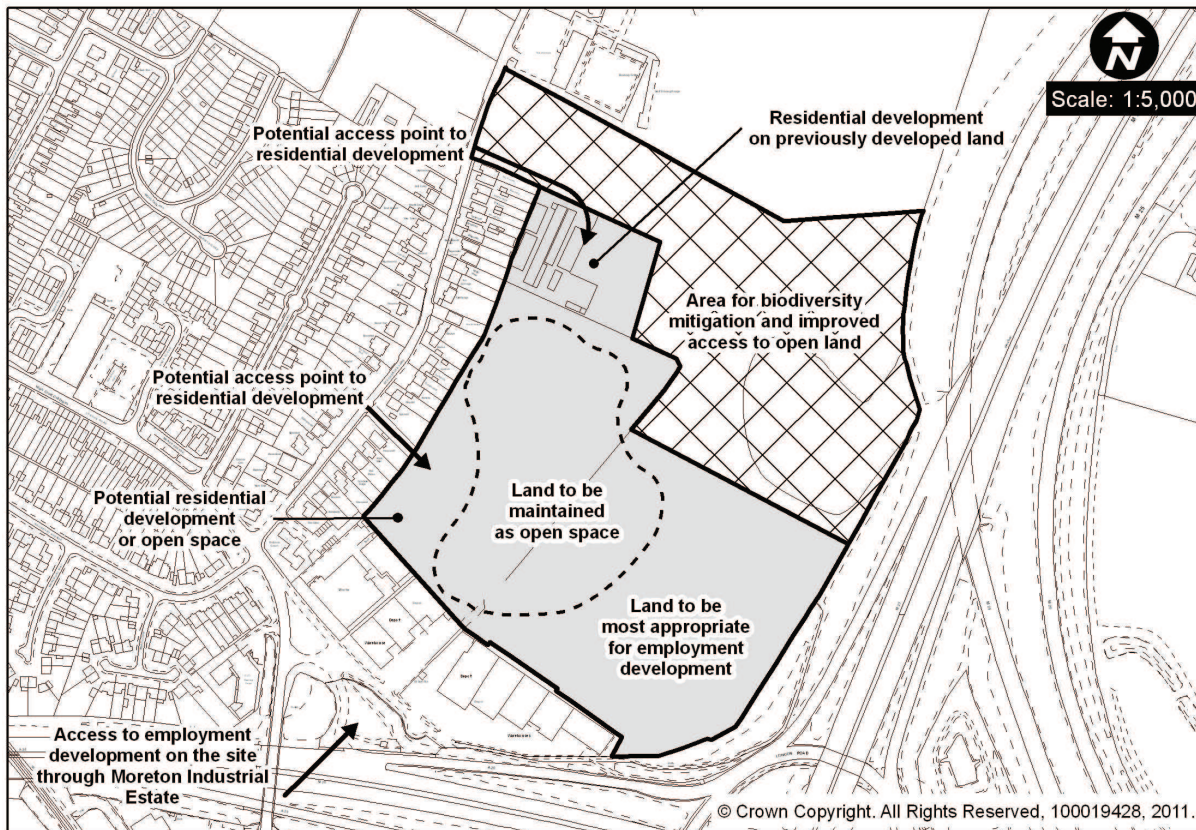
Warren Court, Halstead



Site Address:	Warren Court, Halstead	Settlement:	Halstead
Ward:	Halstead, Knockholt and Badgers Mount	Proposed Allocation:	Residential
Current use:	Mixed Use (Industry and Offices)		
<p>Development Guide:</p> <ul style="list-style-type: none"> <li>Residential development of the small-scale industrial site is proposed through this allocation. Site removed from the Green Belt to enable this allocation.</li> <li>The residential redevelopment must be carefully designed to minimise the impact on the surrounding countryside. It is likely to be most appropriate in the form of relatively low density attached/detached housing. Dwellings should be of similar height to the existing buildings on the site i.e. 1.5/2 storey dwellings, in order to reduce their impact. The scheme design should reflect the edge of settlement location of this site.</li> <li>Landscaping and planting will be required within the site to screen the site from surrounding countryside.</li> <li>The area around the southern and western boundary of the site (shown hatched on the plan) remains in the green belt and includes a large expanse of hard-standing, Leylandi planting and small-scale commercial buildings. Restoration and environmental improvement of this area will be required as part of any residential scheme. This restoration scheme should involve removing the hard-standing, non-native trees and buildings, to extend, improve and enhance the surrounding countryside, returning this area to the natural environment. This land should not be incorporated into residential curtilage. A buffer of woodland is required to protect and extend Deerleap wood to the rear of the site.</li> <li>Relationship of development to adjacent residential and farm buildings will need to be addressed</li> <li>Site remediation may be necessary. This will not preclude development opportunities on this site.</li> <li>Due to the relative inaccessibility of the site, improvements in public transport connectivity will be required. Improvements in footway links and provision an informal pedestrian crossing facility to connect to the existing bus stop facilities will be required.</li> </ul> <p>Access - via existing access (developable site area reduced by 0.1 ha due to narrow access route)</p> <p>Delivery - promoted by owner of site for residential development.</p>			
Gross Area (Ha):	0.6	Net Area (Ha):	0.5
Approximate Density (DPH):	25	Net Capacity:	13
Phasing	0-5 years (2012-2016)	Source / Evidence Base:	Promoted by owner



Land at Broom Hill, Swanley

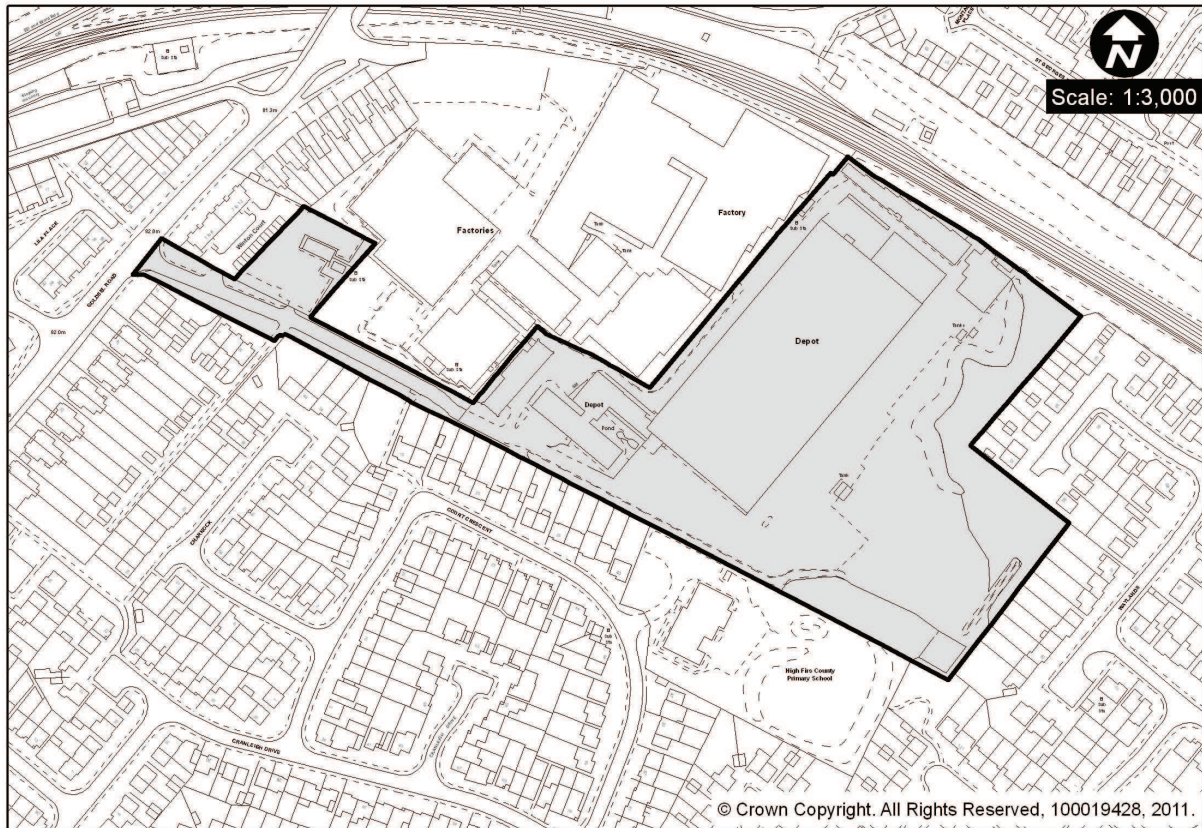




Site Address:	Land at Broom Hill, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Mixed Use
Current use:	Green Field		
<p><b>Development Guidance:</b></p> <ul style="list-style-type: none"> <li>The site is a retained employment allocation from the Local Plan but this proposal responds to the conclusions of the Employment Land Review and the recommendations of the Inspector's Report of the Core Strategy Examination on the amount of land that is required for employment development (4.1ha);</li> <li>The existing employment site (Moreton Industrial Estate) is subject to a separate allocation;</li> <li>The remainder of the site is acceptable for open space and residential development. The balance between these two uses is to be determined through the planning application process, having regard to, amongst other things, the impact on habitats and the local road network.</li> </ul> <p>The Council propose that, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable, a comprehensively planned development at Broom Hill should include:</p> <ul style="list-style-type: none"> <li>4.1ha of employment land</li> <li>At least 2ha of open space</li> <li>Approximately 30 dwellings.</li> </ul> <p>The Council will give priority to the development of the employment land, in accordance with the Core Strategy.</p> <p>The proposed layout and design of development, including the type of open space, should take account of the noise and air quality constraints that exist on the site and in the immediate surroundings, be sensitive to the existing topography and green infrastructure features of the site and its surroundings and be sensitive to the amenity of nearby properties. These factors suggest employment development to the east of the site, open space provision on the ridge and steep slopes at the centre of the site and residential development, sensitive to neighbouring properties, to the north (on the previously developed land) and possibly the south-west of the site.</p> <p>Access to employment development on the site will be provided through Moreton Industrial Estate to the south. Subject to consideration of highway impacts and amenity considerations, access to any residential development on the site may be acceptable from Beechenlea Lane.</p> <p>Enhancement of habitats on the site and on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured. Access to the open space within the Broom Hill site and its surroundings (including the land to the north) should be improved by enhancing the Public Right of Way network.</p> <p>Delivery - The Council will prepare a revised Development Brief, in accordance with the delivery mechanisms to policy LO4 in the Core Strategy.</p>			
Gross Area (Ha):	8.1	Net Area (Ha):	8.1
Housing Capacity	30 units	Source / Evidence Base:	Employment Land Review / Local Plan
Employment Allocation	4.1 ha		



United House, Goldsel Road, Swanley

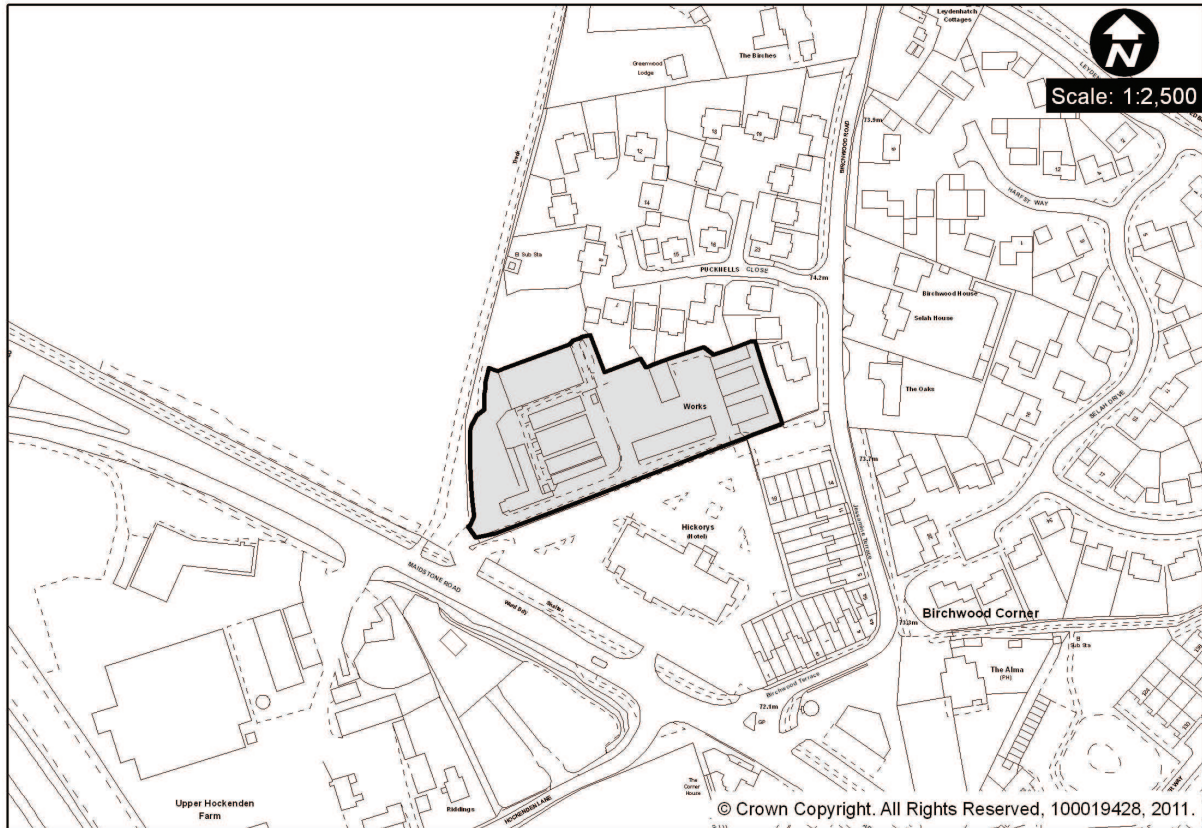




Site Address:	United House, Goldsel Road, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch & Swanley Village	Proposed Allocation:	Mixed use - Residential
Current Use / PP:	Office and Depot / warehousing		
<p>Development guidance;</p> <ul style="list-style-type: none"> <li>• Development must address proximity to adjoining primary school and lower level dwellings along eastern boundary and elevated railway line</li> <li>• Site of sufficient size to accommodate a range of housing types (houses and flats). Small site to rear of Winton Court (western end of site) likely to be suitable for flatted development with suitable buffer to adjoining industrial use</li> <li>• Careful consideration has been given to the adjoining industrial use to the north-west of the main site and the need to protect the operational requirements of this important employment site. The design, layout and orientation of the residential buildings will be crucial to ensuring the development a satisfactory scheme. The area adjacent to the industrial use may be a suitable area for parking, landscaping and open space, to maintain a separation between the uses.</li> <li>• North-east corner of site constrained and unsuitable for development (balancing pond at low level). This area equates to approximately 0.3 ha of the site.</li> <li>• Access road included within site allocation but this linear area is unsuitable for development. This area equates to approximately 0.2 ha of the site</li> <li>• Site remediation may be necessary. This will not preclude development opportunities on this site.</li> <li>• Access - main access via existing road. Emergency access route will be required to serve the site. Accessible site in close proximity of railway station and town centre.</li> <li>• Delivery - site owner promoting the site for residential development</li> </ul>			
Gross Area (Ha):	3.80	Net Area (Ha):	3.30 (due to pond and access corridor)
Approximate Density (DPH):	75	Net Capacity:	250
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

Land rear of Premier Inn, Swanley (0.58ha)

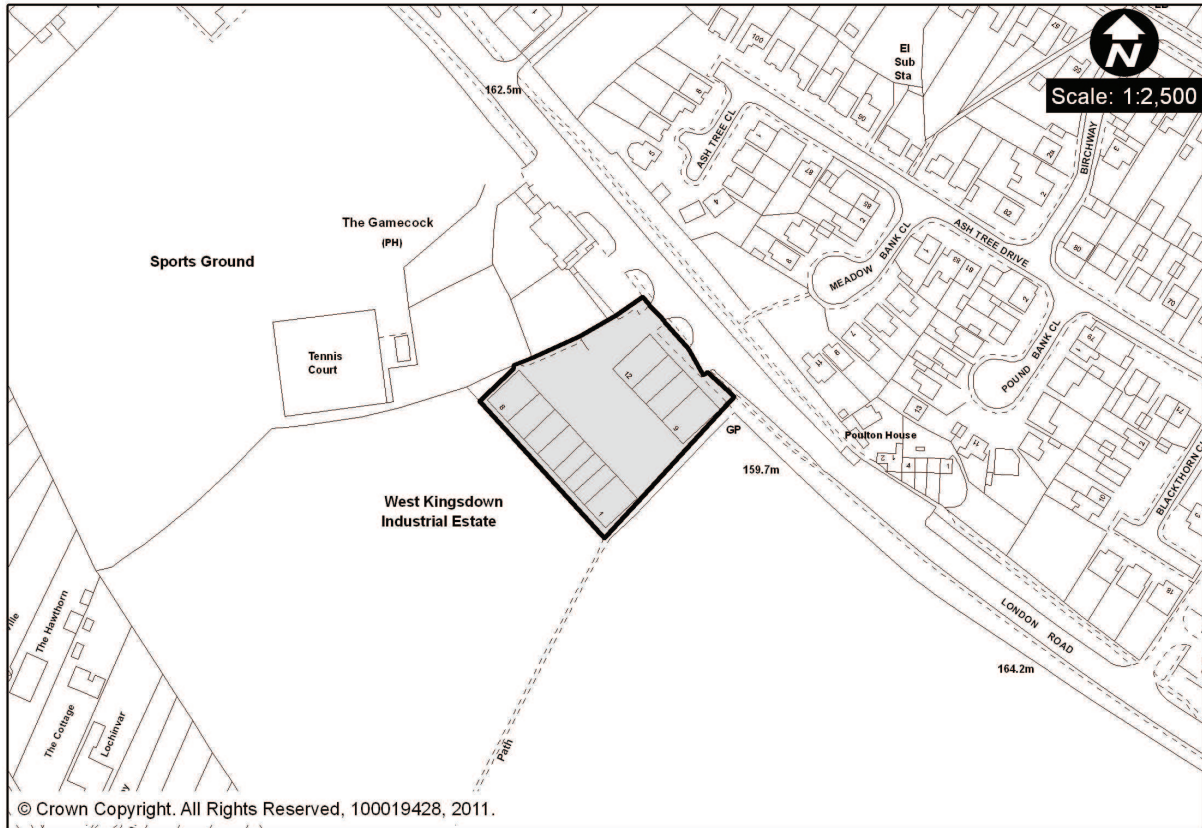
Note: No Proforma for this site, it is proposed to be retained in its current employment use.





### West Kingsdown Industrial Estate, West Kingsdown (0.47ha)

Note: No Proforma for this site, it is proposed to be retained in its current employment use.



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# National Planning Policy Framework





## National Planning Policy Framework



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## Agenda Item 6

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## Ministerial foreword



The purpose of planning is to help achieve sustainable development.

*Sustainable* means ensuring that better lives for ourselves don't mean worse lives for future generations.

*Development* means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate.

Sustainable development is about change for the better, and not only in our built environment.

Our natural environment is essential to our wellbeing, and it can be better looked after than it has been. Habitats that have been degraded can be restored. Species that have been isolated can be reconnected. Green Belt land that has been depleted of diversity can be refilled by nature – and opened to people to experience it, to the benefit of body and soul.

Our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers.

Our standards of design can be so much higher. We are a nation renowned worldwide for creative excellence, yet, at home, confidence in development itself has been eroded by the too frequent experience of mediocrity.

So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

The planning system is about helping to make this happen.

Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision. This framework sets out clearly what could make a proposed plan or development unsustainable.

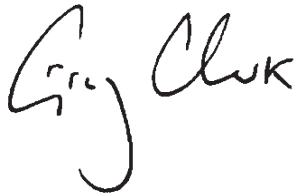
In order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

This should be a collective enterprise. Yet, in recent years, planning has tended to exclude, rather than to include, people and communities. In part, this has been a result of targets being imposed, and decisions taken, by bodies remote from them. Dismantling the unaccountable regional apparatus and introducing neighbourhood planning addresses this.

## Agenda Item 6

In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities.

This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning.

A handwritten signature in black ink that reads "Greg Clark". The signature is written in a cursive, slightly informal style.

Rt Hon Greg Clark MP  
Minister for Planning



## Introduction

1. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.<sup>1</sup> It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
2. Planning law requires that applications for planning permission must be determined in accordance with the development plan,<sup>2</sup> unless material considerations indicate otherwise.<sup>3</sup> The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.<sup>4</sup> Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements.
3. This Framework does not contain specific policies for nationally significant infrastructure projects for which particular considerations apply. These are determined in accordance with the decision-making framework set out in the Planning Act 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are considered both important and relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and are a material consideration in decisions on planning applications.
4. This Framework should be read in conjunction with the Government's planning policy for traveller sites. Local planning authorities preparing plans for and taking decisions on travellers sites should also have regard to the policies in this Framework so far as relevant.
5. This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Management Plan for England.<sup>5</sup> However, local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant.

1 A list of the documents revoked and replaced by this Framework is at Annex 3.

2 This includes the Local Plan and neighbourhood plans which have been made in relation to the area (see glossary for full definition).

3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

4 Sections 19(2)(a) and 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990. In relation to neighbourhood plans, under section 38B and C and paragraph 8(2) of new Schedule 4B to the 2004 Act (inserted by the Localism Act 2011 section 116 and Schedules 9 and 10) the independent examiner will consider whether having regard to national policy it is appropriate to make the plan.

5 The Waste Planning Policy Statement will remain in place until the National Waste Management Plan is published.

# Achieving sustainable development

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
  - **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8. These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.
9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):
  - making it easier for jobs to be created in cities, towns and villages;
  - moving from a net loss of bio-diversity to achieving net gains for nature;<sup>6</sup>
  - replacing poor design with better design;
  - improving the conditions in which people live, work, travel and take leisure; and
  - widening the choice of high quality homes.
10. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.

## The presumption in favour of sustainable development

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.<sup>7</sup>
12. This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.
13. The National Planning Policy Framework constitutes guidance<sup>8</sup> for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.

6 Natural Environment White Paper, *The Natural Choice: Securing the Value of Nature*, 2011.

7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

8 A list of the documents revoked and replaced by this Framework is at Annex 3. Section 19(2)(a) of the Planning and Compulsory Purchase Act 2004 states, in relation to plan-making, that the local planning authority must have regard to national policies and advice contained in guidance issued by the Secretary of State.

14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.<sup>9</sup>

For **decision-taking** this means:<sup>10</sup>

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.<sup>9</sup>

15. Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

16. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;

<sup>9</sup> For example, those policies relating to sites protected under the Birds and Habitats Directives (see paragraph 119) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, Heritage Coast or within a National Park (or the Broads Authority); designated heritage assets; and locations at risk of flooding or coastal erosion.

<sup>10</sup> Unless material considerations indicate otherwise.

- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

## Core planning principles

17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:
- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
  - not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
  - proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
  - always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
  - take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
  - support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);



- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

## Delivering sustainable development

### 1. Building a strong, competitive economy

18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.
21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:
  - set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;

- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
  - support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
  - plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;
  - identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
  - facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.
22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

## 2. Ensuring the vitality of town centres

23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:
- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;
  - define a network and hierarchy of centres that is resilient to anticipated future economic changes;
  - define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
  - promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
  - retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
  - allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should

therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;

- allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
  - set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;
  - recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and
  - where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.
24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.
25. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.
26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:
- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

### 3. Supporting a prosperous rural economy

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:
- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
  - promote the development and diversification of agricultural and other land-based rural businesses;
  - support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
  - promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

### 4. Promoting sustainable transport

29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
31. Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.
32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
  - safe and suitable access to the site can be achieved for all people; and
  - improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
33. When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.
34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.
35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to
- accommodate the efficient delivery of goods and supplies;
  - give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
  - create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;
  - incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
  - consider the needs of people with disabilities by all modes of transport.
36. A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.
37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.
38. For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.



39. If setting local parking standards for residential and non-residential development, local planning authorities should take into account:
  - the accessibility of the development;
  - the type, mix and use of development;
  - the availability of and opportunities for public transport;
  - local car ownership levels; and
  - an overall need to reduce the use of high-emission vehicles.
40. Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate.
41. Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.

## 5. Supporting high quality communications infrastructure

42. Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.
43. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.
44. Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. They should ensure that:
  - they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
  - they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.

45. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:
- the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site; and
  - for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; or
  - for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.
46. Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.

## 6. Delivering a wide choice of high quality homes

47. To boost significantly the supply of housing, local planning authorities should:
- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
  - identify and update annually a supply of specific deliverable<sup>11</sup> sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
  - identify a supply of specific, developable<sup>12</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;

<sup>11</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

<sup>12</sup> To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viable developed at the point envisaged.

- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
  - set out their own approach to housing density to reflect local circumstances.
48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:
- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
  - identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
  - where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.
51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.
52. The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.

Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.
54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.
55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:
  - the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
  - where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
  - where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
  - the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
    - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
    - reflect the highest standards in architecture;
    - significantly enhance its immediate setting; and
    - be sensitive to the defining characteristics of the local area.

## 7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
  
58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:
  - will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
  - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
  - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
  - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
  - are visually attractive as a result of good architecture and appropriate landscaping.
  
59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.
  
60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
  
61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.
  
62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design.



They should also when appropriate refer major projects for a national design review.<sup>13</sup> In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).
66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
68. Where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order<sup>14</sup> may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements,<sup>15</sup> local planning authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.

13 Currently provided by Design Council Cobe.

14 Regulation 20, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

15 Regulation 7, The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

## 8. Promoting healthy communities

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:
- opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;
  - safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
  - safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.
70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
  - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
  - ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
  - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
71. Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.
72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- give great weight to the need to create, expand or alter schools; and

- work with schools promoters to identify and resolve key planning issues before applications are submitted.
73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.
76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
  - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - where the green area concerned is local in character and is not an extensive tract of land.

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

## 9. Protecting Green Belt land

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
80. Green Belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.
82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:
- demonstrate why normal planning and development management policies would not be adequate;
  - set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
  - show what the consequences of the proposal would be for sustainable development;
  - demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
  - show how the Green Belt would meet the other objectives of the Framework.
83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green

Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
85. When defining boundaries, local planning authorities should:
  - ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
  - not include land which it is unnecessary to keep permanently open;
  - where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
  - satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
  - define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
86. If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.
87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
  - buildings for agriculture and forestry;



- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
  - the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  - limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
  - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:
- mineral extraction;
  - engineering operations;
  - local transport infrastructure which can demonstrate a requirement for a Green Belt location;
  - the re-use of buildings provided that the buildings are of permanent and substantial construction; and
  - development brought forward under a Community Right to Build Order.
91. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.
92. Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved Community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within Community Forests in the Green Belt should be subject to the normal policies controlling development in Green Belts.

## 10. Meeting the challenge of climate change, flooding and coastal change

93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable

and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change,<sup>16</sup> taking full account of flood risk, coastal change and water supply and demand considerations.
95. To support the move to a low carbon future, local planning authorities should:
- plan for new development in locations and ways which reduce greenhouse gas emissions;
  - actively support energy efficiency improvements to existing buildings; and
  - when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.
96. In determining planning applications, local planning authorities should expect new development to:
- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
  - take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:
- have a positive strategy to promote energy from renewable and low carbon sources;
  - design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
  - consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;<sup>17</sup>
  - support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and

<sup>16</sup> In line with the objectives and provisions of the Climate Change Act 2008.

<sup>17</sup> In assessing the likely impacts of potential wind energy development when identifying suitable areas, and in determining planning applications for such development, planning authorities should follow the approach set out in the National Policy Statement for Renewable Energy Infrastructure (read with the relevant sections of the Overarching National Policy Statement for Energy Infrastructure, including that on aviation impacts). Where plans identify areas as suitable for renewable and low-carbon energy development, they should make clear what criteria have determined their selection, including for what size of development the areas are considered suitable.

- identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.
98. When determining planning applications, local planning authorities should:
- not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
  - approve the application<sup>18</sup> if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.
99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.
100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.<sup>19</sup> Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
- applying the Sequential Test;
  - if necessary, applying the Exception Test;
  - safeguarding land from development that is required for current and future flood management;
  - using opportunities offered by new development to reduce the causes and impacts of flooding; and
  - where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking

<sup>18</sup> Unless material considerations indicate otherwise.

<sup>19</sup> Technical guidance on flood risk published alongside this Framework sets out how this policy should be implemented.

opportunities to facilitate the relocation of development, including housing, to more sustainable locations.

101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.
102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:
- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
  - a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.

103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment<sup>20</sup> following the Sequential Test, and if required the Exception Test, it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
  - development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.<sup>21</sup>
104. For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be

<sup>20</sup> A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.

<sup>21</sup> The Floods and Water Management Act 2010 establishes a Sustainable Drainage Systems Approving Body in unitary or county councils. This body must approve drainage systems in new developments and re-developments before construction begins.

subject to the Sequential or Exception Tests<sup>22</sup> but should still meet the requirements for site-specific flood risk assessments.

105. In coastal areas, local planning authorities should take account of the UK Marine Policy Statement and marine plans and apply Integrated Coastal Zone Management across local authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes.
106. Local planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:
  - be clear as to what development will be appropriate in such areas and in what circumstances; and
  - make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.
107. When assessing applications, authorities should consider development in a Coastal Change Management Area appropriate where it is demonstrated that:
  - it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
  - the character of the coast including designations is not compromised;
  - the development provides wider sustainability benefits; and
  - the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.<sup>23</sup>
108. Local planning authorities should also ensure appropriate development in a Coastal Change Management Area is not impacted by coastal change by limiting the planned life-time of the proposed development through temporary permission and restoration conditions where necessary to reduce the risk to people and the development.

## 11. Conserving and enhancing the natural environment

109. The planning system should contribute to and enhance the natural and local environment by:
  - protecting and enhancing valued landscapes, geological conservation interests and soils;
  - recognising the wider benefits of ecosystem services;
  - minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the

<sup>22</sup> Except for any proposal involving a change of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the Sequential and Exception Tests should be applied as appropriate.

<sup>23</sup> As required by the Marine and Coastal Access Act 2009.



- overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
  - remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.
111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.
112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites,<sup>24</sup> so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.
114. Local planning authorities should:
- set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and
  - maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.
115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important

<sup>24</sup> Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

considerations in all these areas, and should be given great weight in National Parks and the Broads.<sup>25</sup>

116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:
  - the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
  - the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and
  - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.
  
117. To minimise impacts on biodiversity and geodiversity, planning policies should:
  - plan for biodiversity at a landscape-scale across local authority boundaries;
  - identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;
  - promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;
  - aim to prevent harm to geological conservation interests; and
  - where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.
  
118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:
  - if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
  - proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made

<sup>25</sup> English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;

- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and
- the following wildlife sites should be given the same protection as European sites:
  - potential Special Protection Areas and possible Special Areas of Conservation;
  - listed or proposed Ramsar sites;<sup>26</sup> and
  - sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

119. The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

120. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

121. Planning policies and decisions should also ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

<sup>26</sup> Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

- adequate site investigation information, prepared by a competent person, is presented.
122. In doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.
123. Planning policies and decisions should aim to:
- avoid noise from giving rise to significant adverse impacts<sup>27</sup> on health and quality of life as a result of new development;
  - mitigate and reduce to a minimum other adverse impacts<sup>27</sup> on health and quality of life arising from noise from new development, including through the use of conditions;
  - recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established;<sup>28</sup> and
  - identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.
124. Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.
125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

27 See Explanatory Note to the Noise Policy Statement for England (Department for the Environment, Food and Rural Affairs).

28 Subject to the provisions of the Environmental Protection Act 1990 and other relevant law.

## 12. Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,<sup>29</sup> including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
  - the desirability of new development making a positive contribution to local character and distinctiveness; and
  - opportunities to draw on the contribution made by the historic environment to the character of a place.
127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

<sup>29</sup> The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking.



131. In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site; and
  - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - the harm or loss is outweighed by the benefit of bringing the site back into use.
134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.<sup>30</sup> However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

### 13. Facilitating the sustainable use of minerals

142. Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.
143. In preparing Local Plans, local planning authorities should:

<sup>30</sup> Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository.

- identify and include policies for extraction of mineral resource of local and national importance in their area, but should not identify new sites or extensions to existing sites for peat extraction;
- so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;
- define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas;
- safeguard:
  - existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and
  - existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.
- set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place;
- set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;
- when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and
- put in place policies to ensure worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources), geodiversity, biodiversity, native woodland, the historic environment and recreation.

144. When determining planning applications, local planning authorities should:

- give great weight to the benefits of the mineral extraction, including to the economy;
- as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas;
- ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
- ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source,<sup>31</sup> and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
- not grant planning permission for peat extraction from new or extended sites;
- provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions, where necessary. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;
- not normally permit other development proposals in mineral safeguarding areas where they might constrain potential future use for these purposes;
- consider how to meet any demand for small-scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites; and
- recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the potentially long duration of planning permissions reflecting the intermittent or low rate of working at many sites.

145. Minerals planning authorities should plan for a steady and adequate supply of aggregates by:

- preparing an annual Local Aggregate Assessment, either individually or jointly by agreement with another or other mineral planning authorities, based on a rolling average of 10 years sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);
- participating in the operation of an Aggregate Working Party and taking the advice of that Party into account when preparing their Local Aggregate Assessment;

<sup>31</sup> Technical guidance on minerals published alongside this Framework sets out how these policies should be implemented.

- making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate. Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;
- taking account of published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;
- using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;
- making provision for the maintenance of landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised. Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites;
- ensuring that large landbanks bound up in very few sites do not stifle competition; and
- calculating and maintaining separate landbanks for any aggregate materials of a specific type or quality which have a distinct and separate market.

146. Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:

- co-operating with neighbouring and more distant authorities to co-ordinate the planning of industrial minerals to ensure adequate provision is made to support their likely use in industrial and manufacturing processes;
- encouraging safeguarding or stockpiling so that important minerals remain available for use;
- providing a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant and the maintenance and improvement of existing plant and equipment, as follows:
  - at least 10 years for individual silica sand sites;
  - at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required; and
  - at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln.
- taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.



147. Minerals planning authorities should also:

- when planning for on-shore oil and gas development, including unconventional hydrocarbons, clearly distinguish between the three phases of development (exploration, appraisal and production) and address constraints on production and processing within areas that are licensed for oil and gas exploration or production;
- encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;
- indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;
- encourage capture and use of methane from coal mines in active and abandoned coalfield areas; and
- provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.

148. When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.

149. Permission should not be given for the extraction of coal unless the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or if not, it provides national, local or community benefits which clearly outweigh the likely impacts to justify the grant of planning permission.

# Plan-making

## Local Plans

150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.<sup>32</sup>
151. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development.<sup>33</sup> To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.
152. Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.
153. Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan documents should only be used where clearly justified. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.
154. Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.
155. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.
156. Local planning authorities should set out the **strategic priorities** for the area in the Local Plan. This should include strategic policies to deliver:
- the homes and jobs needed in the area;

<sup>32</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004.

<sup>33</sup> Under section 39(2) of the Planning and Compulsory Purchase Act 2004 a local authority exercising their plan making functions must do so with the objective of contributing to the achievement of sustainable development.

- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

157. Crucially, Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

## Using a proportionate evidence base

158. Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

### **Housing**

159. Local planning authorities should have a clear understanding of housing needs in their area. They should:

- prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment

should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;
  - addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);<sup>34</sup> and
  - caters for housing demand and the scale of housing supply necessary to meet this demand;
- prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

### **Business**

160. Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should:

- work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market; and
- work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.

161. Local planning authorities should use this evidence base to assess:

- the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development;
- the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land;
- the role and function of town centres and the relationship between them, including any trends in the performance of centres;
- the capacity of existing centres to accommodate new town centre development;
- locations of deprivation which may benefit from planned remedial action; and

<sup>34</sup> The planning policy for traveller sites sets out how travellers' accommodation needs should also be assessed.

- the needs of the food production industry and any barriers to investment that planning can resolve.

### **Infrastructure**

162. Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

### **Minerals**

163. Minerals planning authorities should work with other relevant organisations to use the best available information to:

- develop and maintain an understanding of the extent and location of mineral resource in their areas; and
- assess the projected demand for their use, taking full account of opportunities to use materials from secondary and other sources which could provide suitable alternatives to primary materials.

### **Defence, national security, counter-terrorism and resilience**

164. Local planning authorities should:

- work with the Ministry of Defence's Strategic Planning Team to ensure that they have and take into account the most up-to-date information about defence and security needs in their area; and
- work with local advisors and others to ensure that they have and take into account the most up-to-date information about higher risk sites in their area for malicious threats and natural hazards, including steps that can be taken to reduce vulnerability and increase resilience.

### **Environment**

165. Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing, for example, from River Basin Management Plans. Working with Local Nature Partnerships where appropriate, this should include an assessment of existing and potential components of ecological networks. A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.

166. Local Plans may require a variety of other environmental assessments, including under the Habitats Regulations where there is a likely significant effect on a European wildlife site (which may not necessarily be within the same local authority area), Strategic Flood Risk Assessment and assessments of the physical constraints on land use.<sup>35</sup> Wherever possible, assessments should share the same evidence base and be

<sup>35</sup> Such as land instability, contamination and subsidence.



conducted over similar timescales, but local authorities should take care to ensure that the purposes and statutory requirements of different assessment processes are respected.

167. Assessments should be proportionate, and should not repeat policy assessment that has already been undertaken. Wherever possible the local planning authority should consider how the preparation of any assessment will contribute to the plan's evidence base. The process should be started early in the plan-making process and key stakeholders should be consulted in identifying the issues that the assessment must cover.
168. Shoreline Management Plans should inform the evidence base for planning in coastal areas. The prediction of future impacts should include the longer term nature and inherent uncertainty of coastal processes (including coastal landslip), and take account of climate change.

### ***Historic environment***

169. Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.
170. Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.

### ***Health and well-being***

171. Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being.

### ***Public safety from major accidents***

172. Planning policies should be based on up-to-date information on the location of major hazards and on the mitigation of the consequences of major accidents.

### ***Ensuring viability and deliverability***

173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

174. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.
175. Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.
176. Where safeguards are necessary to make a particular development acceptable in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily.
177. It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review.

## Planning strategically across local boundaries

178. Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the **strategic priorities** set out in paragraph 156. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.
179. Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans.<sup>36</sup> Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework. As part of this process, they should consider producing joint

<sup>36</sup> In marine areas, local planning authorities should collaborate with the Marine Management Organisation to ensure that policies across the land/sea boundary are integrated.

planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans.

180. Local planning authorities should take account of different geographic areas, including travel-to-work areas. In two tier areas, county and district authorities should cooperate with each other on relevant issues. Local planning authorities should work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with Local Enterprise Partnerships and Local Nature Partnerships. Local planning authorities should also work collaboratively with private sector bodies, utility and infrastructure providers.
181. Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.

## Examining Local Plans

182. The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:
- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
  - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
  - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
  - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

## Neighbourhood plans

183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.
185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

## Decision-taking

186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.
187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

## Pre-application engagement and front loading

188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
189. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.
190. The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.
191. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.
192. The right information is crucial to good decision-taking, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations Assessment and Flood Risk Assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.



193. Local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.
194. Local planning authorities should consult the appropriate bodies when planning, or determining applications, for development around major hazards.
195. Applicants and local planning authorities should consider the potential of entering into planning performance agreements, where this might achieve a faster and more effective application process.

### Determining applications

196. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan,<sup>37</sup> unless material considerations indicate otherwise.<sup>38</sup> This Framework is a material consideration in planning decisions.
197. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
198. Where a Neighbourhood Development Order has been made, a planning application is not required for development that is within the terms of the order. Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.

### Tailoring planning controls to local circumstances

199. Local planning authorities should consider using Local Development Orders to relax planning controls for particular areas or categories of development, where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area, such as boosting enterprise.
200. The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.
201. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. Where such an order is in

<sup>37</sup> Section 38(1) of the Planning and Compulsory Purchase Act 2004: this includes adopted or approved development plan documents i.e. the Local Plan and neighbourhood plans which have been made in relation to the area (and the London Plan).

<sup>38</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

place, no further planning permission is required for development which falls within its scope.

202. Neighbourhood Development Orders and Community Right to Build Orders require the support of the local community through a referendum. Therefore, local planning authorities should take a proactive and positive approach to proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination. Policies in this Framework that relate to decision-taking should be read as applying to the consideration of proposed Neighbourhood Development Orders, wherever this is appropriate given the context and relevant legislation.

## Planning conditions and obligations

203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
204. Planning obligations should only be sought where they meet all of the following tests:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.
206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

## Enforcement

207. Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.

## Annex 1: Implementation

208. The policies in this Framework apply from the day of publication.
209. The National Planning Policy Framework aims to strengthen local decision making and reinforce the importance of up-to-date plans.
210. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
211. For the purposes of decision-taking, the policies in the Local Plan (and the London Plan) should not be considered out-of-date simply because they were adopted prior to the publication of this Framework.
212. However, the policies contained in this Framework are material considerations which local planning authorities should take into account from the day of its publication. The Framework must also be taken into account in the preparation of plans.
213. Plans may, therefore, need to be revised to take into account the policies in this Framework. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan.
214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004<sup>39</sup> even if there is a limited degree of conflict with this Framework.
215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
216. From the day of publication, decision-takers may also give weight<sup>40</sup> to relevant policies in emerging plans according to:
- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
  - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
  - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
217. Advice will be available immediately and free of charge from a support service provided by the Local Government Association, the Planning

<sup>39</sup> In development plan documents adopted in accordance with the Planning and Compulsory Purchase Act 2004 or published in the London Plan.

<sup>40</sup> Unless other material considerations indicate otherwise.

Inspectorate and the Department for Communities and Local Government. This will assist local planning authorities in considering the need to update their Local Plan and taking forward efficient and effective reviews.

218. Where it would be appropriate and assist the process of preparing or amending Local Plans, regional strategy<sup>41</sup> policies can be reflected in Local Plans by undertaking a partial review focusing on the specific issues involved. Local planning authorities may also continue to draw on evidence that informed the preparation of regional strategies to support Local Plan policies, supplemented as needed by up-to-date, robust local evidence.
219. This Framework has been drafted to reflect the law following the implementation of the Localism Act 2011, so, where appropriate, policies will apply only when the relevant legislation is in force.

<sup>41</sup> Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.

## Annex 2: Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Aged or veteran tree:** A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

**Air Quality Management Areas:** Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Article 4 direction:** A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3a of the Agricultural Land Classification.



**Birds and Habitats Directives:** European Directives to conserve natural habitats and wild fauna and flora.

**Climate change adaptation:** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities. **Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Coastal Change Management Area:** An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Forest:** An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Community Right to Build Order:** An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

**Competent person (to prepare site investigation information):** A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

**Decentralised energy:** Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

**Economic development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Ecological networks:** These link sites of biodiversity importance.

**Ecosystem services:** The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

**Edge of centre:** For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Environmental Impact Assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**European site:** This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Heritage Coast:** Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Inclusive design:** Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Instrumentation operated in the national interest:** Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

**Local Enterprise Partnership:** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local Nature Partnership:** A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Major Hazards:** Major hazard installations and pipelines, licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

**Minerals of local and national importance:** Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

**Mineral Safeguarding Area:** An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

**National Trails:** Long distance routes for walking, cycling and horse riding.

**Nature Improvement Areas:** Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

**Neighbourhood Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Out of centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town:** A location out of centre that is outside the existing urban area.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Pollution:** Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary shopping area:** Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Primary and secondary frontages:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**Priority habitats and species:** Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.



**Safeguarding zone:** An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Shoreline Management Plans:** A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Special Areas of Conservation:** Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**Special Protection Areas:** Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**Site investigation information:** Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Stepping stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## Annex 3: Documents replaced by this Framework

1. Planning Policy Statement: *Delivering Sustainable Development* (31 January 2005)
2. Planning Policy Statement: *Planning and Climate Change – Supplement to Planning Policy Statement 1* (17 December 2007)
3. Planning Policy Guidance 2: *Green Belts* (24 January 1995)
4. Planning Policy Statement 3: *Housing* (9 June 2011)
5. Planning Policy Statement 4: *Planning for Sustainable Economic Growth* (29 December 2009)
6. Planning Policy Statement 5: *Planning for the Historic Environment* (23 March 2010)
7. Planning Policy Statement 7: *Sustainable Development in Rural Areas* (3 August 2004)
8. Planning Policy Guidance 8: *Telecommunications* (23 August 2001)
9. Planning Policy Statement 9: *Biodiversity and Geological Conservation* (16 August 2005)
10. Planning Policy Statement 12: *Local Spatial Planning* (4 June 2008)
11. Planning Policy Guidance 13: *Transport* (3 January 2011)
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27. Minerals Planning Guidance 7: *Reclamation of minerals workings* (29 November 1996)

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40. Letter to Chief Planning Officers: *Planning and Climate Change – Update* (20 January 2009)
41. Letter to Chief Planning Officers: *New powers for local authorities to stop ‘garden-grabbing’* (15 June 2010)
42. Letter to Chief Planning Officer: *Area Based Grant: Climate Change New Burdens* (14 January 2010)
43. Letter to Chief Planning Officers: *The Localism Bill* (15 December 2010)
44. Letter to Chief Planning Officers: *Planning policy on residential parking standards, parking charges, and electric vehicle charging infrastructure* (14 January 2011)

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# **Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Sevenoaks**

## **Final Report**

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Salford Housing & Urban Studies Unit  
University of Salford

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## Agenda Item 7

### About the Authors

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The Salford Housing & Urban Studies Unit is a dedicated multi-disciplinary research and consultancy unit providing a range of services relating to housing and urban management to public and private sector clients. The Unit brings together researchers drawn from a range of disciplines including: social policy, housing management, urban geography, environmental management, psychology, social care and social work.

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Particular thanks must, of course, go to the people who found the time to talk to us and answer our questions in a full, honest and patient manner. It is hoped that this report is able to accurately reflect their experiences and needs.

This report is based on research undertaken by the study team and the analysis and comment thereafter do not necessarily reflect the views and opinions of the research commissioners, or any participating stakeholders and agencies. The authors take responsibility for any inaccuracies or omissions in the report.

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### Glossary

The following terms are used in this report and or are used in conjunction with planning for Gypsy, Traveller and Showpeople accommodation. As such these terms may need some clarification. In the case of those terms which are related to Gypsy and Traveller Accommodation and culture, it is noted that a number of these terms are often contested and debated. It is not the intention of the authors to present these terms as absolute definitions; rather, the explanations provided are those the authors used in this assessment as their frames of reference.

Term	Explanation
<b>Amenity block/shed</b>	On most residential Gypsy/Travellers sites these are buildings where basic plumbing amenities (bath/shower, WC and sink) are provided at the rate of one building per pitch.
<b>Authorised social site</b>	An authorised site owned by either the local authority or a Registered Housing Provider.
<b>Authorised Private site</b>	An authorised site owned by a private individual (who may or may not be a Gypsy or a Traveller). These sites can be owner-occupied, rented or a mixture of owner-occupied and rented pitches.
<b>Bricks and mortar</b>	Permanent mainstream housing.
<b>Caravan</b>	Mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers.
<b>Caravan Count</b>	Bi-annual count of Gypsy and Traveller caravans conducted every January and July by local authorities published by the CLG
<b>Chalet</b>	In the absence of a specific definition the term 'chalet' is used here to refer to single storey residential units which resemble mobile homes but can be dismantled.
<b>Core Strategy</b>	Key compulsory Development Plan Document in the Local Development Framework which sets out principles on which other Development Plan Documents are built.
<b>Department for Communities and Local Government (CLG)</b>	The main government department responsible for Gypsy and Traveller accommodation issues
<b>Development Plan Documents (DPDs)</b>	Documents which outline the key development goals of the Local Development Framework.
<b>Gypsy and Traveller Accommodation Needs Assessment (GTAA)</b>	The main document that identifies the accommodation requirements of Gypsies and Travellers.
<b>Doubling-up</b>	To share a pitch on an authorised site.
<b>Gaujo/Gorger</b>	Literal translation indicates someone who is not of the Romany Gypsy race. Romany word used mainly, but not exclusively, by Romany Gypsies to refer to members of the settled community/non-Gypsy/Travellers.
<b>Green Belt</b>	A policy or land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.
<b>Gypsy</b>	Members of Gypsy or Traveller communities. Usually used to describe Romany (English) Gypsies originating from India. This term is not acceptable to all Travellers.
<b>Gypsies and Travellers (as used in this report)</b>	Consistent with the Housing Act 2004, inclusive of: all Gypsies, Irish Travellers, New Travellers, Show People, Circus People and Gypsies and Travellers in bricks and mortar accommodation.

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<b>Homes and Communities Agency (HCA)</b>	National housing and regeneration agency. Has been responsible for administering the Gypsy and Traveller Site Grant since 2009/10.
<b>Local Plan/Local Development Framework (LDF)</b>	A set of documents which a Local Planning Authority creates to describe their strategy for development and use of land in their area of authority.
<b>Mobile home/Mobiles</b>	Legally classified as a caravan but not usually moveable without dismantling or using a lorry.
<b>Pitch/plot</b>	Area of land on a site/development generally home to one licensee household. Can be varying sizes and have varying caravan occupancy levels. Often also referred to as a plot, particularly in relation to Travelling Showpeople. There is no agreed definition as to the size of a pitch.
<b>Pulling-up</b>	To park a trailer/caravan.
<b>Regional Spatial Strategy (RSS)</b>	Previous planning approach across England. In July 2010 the government announced its decision to revoke RSSs.
<b>Settled community/people</b>	Reference to non-Travellers (those who live in houses).
<b>Site</b>	An authorised area of land on which Gypsies and Travellers are accommodated in trailers/chalets/vehicles. Can contain one or multiple pitches.
<b>Static caravan</b>	Larger caravan than the 'tourer' type. Can be moved but only with the use of a large vehicle. Often referred to simply as a trailer.
<b>Stopping place</b>	Locations frequented by Gypsies and Travellers, usually for short periods of time.
<b>Suppressed/concealed household</b>	Households, living within other households, who are unable to set up separate family units and who are unable to access a place on an authorised site, or obtain or afford land to develop one.
<b>Tourer</b>	Term used by SDC to define a moveable caravan
<b>Trailer</b>	Term commonly used by Gypsies and Travellers to refer to a moveable caravan.
<b>Transit site</b>	Site intended for short stays. Such sites are usually permanent, but there is a limit on the length of time residents can stay.
<b>Travelling Showpeople</b>	Commonly referred to as Showmen, these are a group of occupational Travellers who work on travelling shows and fairs across the UK and abroad.
<b>Unauthorised Development</b>	This refers to a caravan/trailer or group of caravans/trailers on land owned (possibly developed) by Gypsies and Travellers without planning permission.
<b>Unauthorised Encampment</b>	Residing in caravans/trailers on private/public land without the landowner's permission (for example, at the side of the road, on a car park or on a piece of undeveloped land).
<b>Yard</b>	Term used by Travelling Showpeople to refer to a site.

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### Executive Summary

#### The Study

1. The Housing Act 2004 placed a duty upon local authorities to produce assessments of accommodation need for Gypsies and Travellers. In 2006 Sevenoaks District Council published a Gypsy and Traveller Accommodation Needs Assessment (GTAA). This GTAA provided an overview of the accommodation and related needs and experiences of the Gypsy and Traveller population.
2. In September 2011 Sevenoaks District Council commissioned the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford to produce a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment for the district. The primary purpose of this report is to provide an evidence base to inform the future development of planning policies through the Local Development Framework. This report presents the projection of requirements for the following periods:
  - 2012 – 2016
  - 2017 – 2021
  - 2022 – 2026
3. The assessment was undertaken by conducting a review of the following data sources:
  - Previous assessments of need and information submitted through the previous regional planning process
  - The policy and guidance context
  - The bi-annual Caravan Count
  - Information from the local authority with regards to pitch provision and supply
  - Information from key stakeholders.
  - A survey of 86 Gypsy, Traveller and Travelling Showpeople households currently residing in Sevenoaks District.
4. On a base population of 163 households we consulted with 86 resident households, 53% of the estimated resident Gypsy and Traveller community across the Study Area. We believe that as the sample included a range of accommodation types and household circumstances we have no reason to believe that those households included in the survey are untypical from the total population in the area. Overall, we believe that the findings for the assessment are based on reliable information from accommodation types within the Study Area.
5. The fieldwork took place between October and December 2011. The base date used in this assessment is the 1<sup>st</sup> October 2011.

### Local accommodation provision

6. There is no one source of information about the size of the Gypsy and Traveller population in the district. Our best estimate is that there are at least 498 local Gypsies, Travellers and Travelling Showpeople living in the District. The population was found across a range of accommodation types:
- There are **3 socially rented sites** in the District. Two of these are managed by Kent County Council the remaining site is managed by Sevenoaks District Council. Together these sites provide accommodation over 58 pitches.
  - There are **11 authorised permanent private sites** in the District. Together these accommodate approximately 30 pitches/households.
  - There are **7 authorised private sites with temporary consent** in the District. Together these accommodate approximately 14 pitches/households.
  - There are **8 unauthorised developments** (land owned by Gypsies and Travellers but developed without planning permission) within the District. It is estimated that these sites accommodate approximately 21 pitches/households.
  - It is estimated that there are at least **40 households living in bricks and mortar housing** in the District.
  - It is estimated that there is **1 yard for Travelling Showpeople** in the District accommodating a single household.
  - There is little to no evidence of significant need for accommodation arising from the presence of unauthorised encampments within the district.

### Characteristics of local Gypsies and Travellers

7. The survey of Gypsies and Travellers identified some of the important characteristics of the local population.
- Household size is significantly larger than in the settled/non-Traveller population at 3.4 persons across the whole sample.
  - A significant minority of the sample (17%) were households over 60 years of age.
  - The majority of Gypsies and Travellers in trailers and in housing can be seen to belong, in some way, to the district. The vast majority of people had lived in the District for over 10 years. Many of these were born or had strong family links in the area.
  - The local population is dominated by Romany Gypsies (91%) with a much smaller number of Irish Travellers (6%).
  - There was a mix of households who still travelled and those who no longer travelled. A number of those who no longer travelled cited education, health and age related reasons for becoming more sedentary.

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### Accommodation need and supply

8. There are no signs that the growth in the Gypsy and Traveller population will slow significantly. Research from the Equalities and Human Rights Commission (EHRC) has indicated that around 6,000 additional pitches for Gypsies and Travellers are immediately required to meet the current shortage of accommodation within England.
9. This study has taken a thorough assessment of the need arising from all sites (social, permanent, temporary and unauthorised) present at the time of the survey. As such this assessment of need should be regarded as a reasonable and robust assessment of need upon which to base planning decisions going forward. Sites given planning permission or developed through new social provision after the 1<sup>st</sup> October 2011 contribute to the need requirements detailed in the table below.
10. Requirements for the additional residential provision for Travelling Showpeople are estimated on the basis of survey findings and local authority information.

Table i: Summary of Gypsy, Traveller and Travelling Showpeople accommodation and pitch need (2012-2026)

	<b>Gypsy and Traveller Pitch Need Total (No. of pitches)</b>	<b>Travelling Showpeople Plot Need Total (No. of plots)</b>
Current authorised residential provision (pitches/plots)	88	0
<b>Residential need 2012–2016 (pitches/plots)</b>	<b>40</b>	<b>0</b>
Residential need 2017–2021 (pitches/plots)	15	0
Residential need 2022–2026 (pitches/plots)	17	0
<b>Residential need 2012–2026 (pitches/plots)</b>	<b>72</b>	<b>0</b>

11. It is recommended that this assessment of accommodation need is repeated in due course (circa 5 years) to ensure this assessment remains as accurate as possible.
12. Numerical transit requirements have not been provided although an indication of how provision for short-stay households could be made is detailed in the main report.



## 1. Introduction

### Background and scope

- 1.1 The Housing Act 2004 placed a duty upon local authorities to produce assessments of accommodation need for Gypsies and Travellers. In 2006, Sevenoaks District Council published a Gypsy and Traveller Accommodation Needs Assessment (GTAA).<sup>1</sup> This GTAA provided an overview of the accommodation and related needs and experiences of the Gypsy and Traveller population in the area. Crucially, the GTAA identified the accommodation need – in the form of residential pitch shortfall – of the population on an individual district level. The Sevenoaks GTAA identified a need for 64 pitches over the period 2006-2011. In addition, it was later acknowledged, through the South East Plan Partial Review process, that an additional 2 pitches were needed on account of these being counted as permanent when they were in fact temporary. A separate accommodation assessment for Travelling Showpeople was also produced, covering North and West Kent.<sup>2</sup> This assessment identified a need for 1 plot for Travelling Showpeople within the district.
- 1.2 An additional 8 permanent pitches have been granted since the original GTAA was carried out, including 4 at the Council’s Hever Road site. In addition, the Council has sought to meet need by granting a number of temporary permissions. The number of temporary permitted pitches increased from 2 at the time of the GTAA to 23 in March 2011.
- 1.3 In September 2011 Sevenoaks District Council commissioned the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford to produce a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. The primary purpose of this report is to provide an evidence base to inform the future development of planning policies through the Local Development Framework. This report presents the projection of requirements for the following periods:
- 2012 – 2016 (0-5 years)
  - 2017 – 2021 (6-10 years)
  - 2022 – 2026 (11-15 years)

### Research approach

- 1.4 The approach to this study involved bringing together various existing data sources with empirical research with the Gypsy, Traveller and Travelling Showpeople communities across the District. Details about the methodology for the assessment can be found in Appendix 1. The methodology entailed a review of the following data sources:

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<sup>1</sup> DCA (2006) Sevenoaks Gypsy & Traveller Study 2006.

<sup>2</sup> DCA (2007) North and West Kent Travelling Showpeople Study Final Report 2007.

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- Previous assessments of need and information submitted through the previous regional planning process
- The policy and guidance context
- The bi-annual Caravan Count
- Information from the local authority with regards to pitch provision and supply
- Information from key stakeholders. These included officers from within Sevenoaks District Council, Kent County Council, the Gypsy Council and the Showmen’s Guild. Consultations (written and verbal) were undertaken in order to develop a clearer understanding about the context of provision and need within the area and to help inform the assessment of need. This information has been incorporated into this report in the appropriate places.
- A survey of Gypsies, Travellers and Travelling Showpeople currently residing in the district. This has entailed the completion of interviews with 86 households living in trailers and in houses across Sevenoaks. See Appendix 1 of this report for specific details of this process.

1.5 Table 1 summarises the response to the survey by number of sites and estimated/known number of households across sites in the district.

Table 1: Sample in relation to local Gypsy and Traveller population

Type of accommodation	No. of sites			No. of known occupied pitches/households		
	Total	Sample	%	Total	Interview Sample	%
Socially rented sites	3	3	100	57	27	47
Residential private authorised pitches (permanent)	11	7	64	30	18	60
Residential private authorised pitches (temporary)	7	7	100	14	7	50
Unauthorised developments	8	7	88	21	13	62
Unauthorised encampments	NA	NA	NA	NA	NA	NA
Authorised Travelling Showpeople yards	1	1	100	1	1	100
<b>TOTAL SITE BASED POPULATION</b>	<b>30</b>	<b>25</b>	<b>83%</b>	<b>123</b>	<b>66</b>	<b>54%</b>
Housed	NA	NA	NA	NA	20	NA

1.6 The key points to note from the methodological approach adopted is that:

- A sample of around 50% has been achieved and, in most cases, exceeded across all accommodation types
- Household interviews were achieved on all socially rented sites, sites with temporary consent and the authorised Travelling Showpeople yards.
- Due to the size of the sample it is reasonable to gross up findings from the survey to the total population of Gypsies, Travellers and Travelling Showpeople in the district. See Chapter 11 for a description of how the survey findings have been translated into accommodation need.

### Structure of the report

- 1.7 This report is intended to assist Sevenoaks District Council in its formulation of planning policies for the provision of accommodation for the Gypsy, Traveller and Travelling Showpeople communities. It sets out the background and current policy context, identifies the estimated Gypsy, Traveller and Travelling Showpeople population and presents evidence of need arising within the district.
- **Chapter 2** looks at the past, present and emerging policy context in the area of Gypsy, Traveller and Travelling Showpeople accommodation.
  - **Chapter 3** looks at the trends in caravan numbers evident from the bi-annual count of caravans.
  - **Chapter 4** presents the findings from across all authorised social and private sites based on information provided by Sevenoaks District Council and obtained through the survey of Gypsy and Traveller households.
  - **Chapter 5** looks at the level of planning applications made in the district, the presence of unauthorised sites and the views of households on unauthorised sites obtained through the household survey.
  - **Chapter 6** looks at the numbers of Gypsies and Travellers living in bricks and mortar accommodation as well as drawing upon the views of people obtained through the household survey.
  - **Chapter 7** looks at issues associated with travelling in order to shed some light on travelling patterns and experiences of Gypsies and Travellers throughout the district
  - **Chapter 8** looks at a range of issues including the movement intentions of the sample, the formation of new households and concealment of existing ones and the accommodation preferences of the Gypsy and Traveller population.
  - **Chapter 9** considers the provision of accommodation and need relating to Travelling Showpeople.
  - **Chapter 10** provides an indication as to some of the experiences around access to health services.
  - **Chapter 11** provides the numerical assessment of accommodation need for the District.
  - **Chapter 12** provides an analysis of the need for transit provision for the District
- 1.8 The base date for this assessment is the 1<sup>st</sup> October 2011. It should be noted that at the time of the survey, the temporary permissions on two sites, accommodating 9 pitches, had recently expired. Whilst new temporary permissions had been granted on these sites at the time of publication, the analysis presented is based on the position at the time of the survey.

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### 2. Policy context

2.1 This chapter looks at the current and past policy context impacting on the assessment of need and the provision of accommodation for Gypsies, Travellers and Travelling Showpeople.

#### Planning policy 2006-2011

2.2 The main document for detailing planning policy in England over the 2006-2011 period was ODPM Circular 01/2006 *Planning for Gypsy and Traveller Caravan Sites*. This specifies that the aims of legislation and policy were to:

- ensure that Gypsies and Travellers have fair access to suitable accommodation, education, health and welfare provision;
- reduce the number of unauthorised encampments and developments;
- increase significantly the number of Gypsy and Traveller sites in appropriate locations and with planning permission in order to address under-provision by 2011;
- protect the traditional travelling way of life of Gypsies and Travellers;
- underline the importance of assessing accommodation need;
- promote private site provision; and,
- avoid Gypsies and Travellers becoming homeless, where eviction from unauthorised sites occurs and where there is no alternative accommodation.

2.3 The circular directed local authorities to assess needs through Gypsy and Traveller Accommodation Assessments which should then form part of the evidence base for subsequent Development Plan Documents.

2.4 Travelling Showpeople were the subjects of separate planning guidance, CLG Circular 04/07, which aimed to ensure that the system for pitch assessment, identification and allocation as introduced for Gypsies and Travellers was also applied to Travelling Showpeople.

#### Regional planning policy

2.5 ODPM Circular 01/2006 made it clear that district level requirements identified in GTAAs were to be submitted to the relevant Regional Planning Body (RPB).<sup>3</sup> The RPB would then, in turn, provide pitch requirements on a district by district basis once a strategic view of needs had been taken through the process of producing the Regional Spatial Strategy (RSS).

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<sup>3</sup> In the case of the South East this was the South East of England Regional Assembly (SEERA) which was then dissolved with the planning function transferring to the South East England Partnership Board

- 2.6 During early 2010 a Partial Review of the South East RSS on Gypsies and Travellers was examined in public, including the regional pitch requirements identified for the Gypsy, Traveller and Travelling Showpeople communities. In July 2010 the Secretary of State announced his intention to revoke all Regional Strategies, as a consequence the South East RSS Partial Review was not completed. Local authorities were advised to continue to develop LDF core strategies and, where these had already been adopted, use the adopted Development Plan Documents as the local planning framework. Specific guidance was provided in July 2010 in the form of a letter from the Chief Planner in order to assist in the determination of provision for Gypsy and Traveller sites.<sup>4</sup> With respect to the needs of Gypsies and Travellers this guidance stated that:

*“Local councils are best placed to assess the needs of travellers. The abolition of Regional Strategies means that local authorities will be responsible for determining the right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs. They should continue to do this in line with current policy. Gypsy and Traveller Accommodation Assessments (GTAAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course.”*

### Current planning policy

- 2.7 The government has formulated a new planning framework for England and Wales in the form of the National Planning Policy Framework (NPPF). Among the many significant changes to the planning system the NPPF places greater emphasis of the role communities can play in the planning process. The NPPF also contains a presumption in favour of sustainable development and makes provisions for the protection of the Green Belt.
- 2.8 The specific planning framework that will be implemented for Gypsy, Traveller and Travelling Showpeople accommodation provision has also been released. This replaces Circulars 01/06 and 04/2007.<sup>5</sup> This states that:

*Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This policy must be taken into account in the preparation of development plans, and is a material consideration in planning decisions. Local planning authorities preparing plans for and taking decisions on traveller sites should also have regard to the policies in the National Planning Policy Framework so far as relevant.*

- 2.9 The Policy states that the Government’s overarching aim is:

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<sup>4</sup> <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1631904.pdf>

<sup>5</sup> (CLG, 2012) *Planning for traveller sites*

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2113371.pdf>



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*to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.*

2.10 The Policy outlines the Government's aims in respect of traveller sites:

- that local planning authorities should make their own assessment of need for the purposes of planning;
- to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites;
- to encourage local planning authorities to plan for sites over a reasonable timescale;
- that plan-making and decision-taking should protect Green Belt from inappropriate development;
- to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites;
- that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective;
- for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies;
- to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
- to reduce tensions between settled and traveller communities in plan-making and planning decisions;
- to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure; and,
- for local planning authorities to have due regard to the protection of local amenity and local environment.

2.11 Policy A of 'Planning Policy for Traveller Sites' states that in assembling the evidence base necessary to support their planning approach, local planning authorities should:

- a) pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves, their representative bodies and local support groups)
- b) co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of the likely permanent and transit

accommodation needs of their areas over the lifespan of their development plan working collaboratively with neighbouring local planning authorities

- c) use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.

2.12 This accommodation assessment is one of the main components in the evidence base required in the preparation of the planning approach for Gypsy, Traveller and Travelling Showpeople sites for Sevenoaks District Council. It has been developed through engagement with Gypsies, Traveller and Travelling Showpeople in Sevenoaks District and through discussion with key stakeholders, in accordance with national policy.

### **Defining Gypsies and Travellers**

2.13 Defining Gypsies and Travellers is not straightforward. Different definitions are used for a variety of purposes. At a very broad level the term 'Gypsies and Travellers' is used by non-Gypsies and Travellers to encompass a variety of groups and individuals who have in common a tradition or practice of nomadism. More narrowly both Romany Gypsies and Irish Travellers are recognised minority ethnic groupings.

2.14 At the same time Gypsies and Travellers have been defined for accommodation and planning purposes. The statutory definition of Gypsies and Travellers for Gypsy and Traveller Accommodation Assessment required by the Housing Act 2004 is:

*(a) persons with a cultural tradition of nomadism or of living in a caravan; and  
(b) all other persons of a nomadic habit of life, whatever their race or origin, including:*

*(i) such persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently; and*

*(ii) members of an organised group of travelling showpeople or circus people (whether or not travelling together as such).*

2.15 The new planning policy contains a separate definition for planning purposes which offers a narrower definition and excludes Travelling Showpeople:

*Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.*

2.16 This definition focuses more narrowly upon people who either still travel or have ceased to do so as a result of specific issues and can as a consequence demonstrate specific land use requirements.

2.17 A separate definition of Travelling Showpeople is provided within the planning policy:

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*Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.*

- 2.18 The new planning policy document uses the term 'traveller' to refer to both Gypsy and Traveller communities and populations of Travelling Showpeople. This has been used as it is recognised that this definition is '...more pragmatic and wider and enables local planning authorities to understand the possible future accommodation needs of this group and plan strategically to meet those needs'.<sup>6</sup> However, the study has also had regard to the planning definition where it is considered appropriate to do so.

### **Housing/accommodation need**

- 2.19 Crucially, for Gypsies and Travellers, the definition of housing need is varied slightly to acknowledge the different contexts in which members of these communities live. The general definition of housing need is "households who are unable to access suitable housing without some financial assistance", with housing demand defined as "the quantity of housing that households are willing and able to buy or rent."<sup>7</sup>
- 2.20 In recognising that in many cases these definitions are inappropriate for Gypsies and Travellers, the guidance on producing Gypsy and Traveller Accommodation Assessments<sup>8</sup> refers to distinctive requirements that necessitate moving beyond the limitations of the definition for both caravan dwellers and those in bricks and mortar housing. For caravan dwelling households, need may take the form of those:<sup>9</sup>
- who have no authorised site on which to reside;
  - whose existing site accommodation is overcrowded or unsuitable, but who are unable to obtain larger or more suitable accommodation; and
  - who contain suppressed households who are unable to set up separate family units and are unable to access a place on an authorised site, or obtain or afford land to develop one.
- 2.21 In the context of bricks and mortar dwelling households, need may take the form of:

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<sup>6</sup> CLG (2011) *Planning for traveller sites*. Consultation Paper, April, London: HMSO

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1886164.pdf>

<sup>7</sup> ODPM (2006) *Definition of the term 'Gypsies and Travellers' for the purposes of the Housing Act 2004*. Consultation Paper, February, London: HMSO.

<sup>8</sup> GTAA guidance has been used in developing the methodology but variations to the approach have been made to take account of local circumstances, where considered appropriate

<sup>9</sup> CLG (2007) *Gypsy and Traveller Accommodation Needs Assessments – Guidance*. London: HMSO.

- those whose existing accommodation is overcrowded or unsuitable (including unsuitability by virtue of psychological aversion to bricks and mortar accommodation).
- 2.22 The needs presented in this report reflect both the definition of Gypsies and Travellers as used in the Housing Act 2004, which gives an overall strategic level of accommodation need, and the new planning policy which indicates the proportion of site-based need for operational purposes. It should also be noted that steps have been taken within this report to analyse need in the context of local and historic demand.
- 2.23 Housing need is assessed at the level of a single family unit or household (broadly a group of people who regularly live and eat together). On Gypsy and Traveller sites, this is assumed to equate to a 'pitch'; in housing, to a separate dwelling.

### Defining a pitch

- 2.24 There is no set definition for what constitutes a Gypsy and Traveller residential pitch. In the same way as in the settled community, Gypsies and Travellers require various accommodation sizes, depending on the number of family members.
- 2.25 The convention used in this report is that a pitch is the place on a Gypsy and Traveller site accommodating a single family/household. In some cases a single pitch may account for the entire site. The number of caravans that a household uses can be a single unit (trailer, touring caravan, static, chalet etc.) or more. In order to ensure comparability across accommodation types it is important to determine a convention when translating caravan numbers into pitches/households.
- 2.26 The convention in the last round of GTAA's, and an approach advocated by CLG guidance, was the use of a 1.7 caravan to pitch ratio. Taking a more locally informed approach this assessment has indicated that from a base of 65 site based interviewees a total of 108 caravans are owned/used. This provides a 1.7 caravan to pitch ratio across the sample.<sup>10</sup> Therefore throughout this assessment a 1.7 caravan to pitch ratio is used to determine need.

### Conventions

- 2.27 Two conventions are followed in this report:
- Percentages in text and tables are rounded to the nearest whole number; this means that they do not always sum to exactly 100.
  - 'Quotes' included from Gypsies and Travellers are sometimes in first and sometimes in third person form because interviews were not audio recorded but noted in written form. They are distinguished by being in italic type and usually inset.

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<sup>10</sup> Although we attempted to distinguish between caravans used for living, sleeping and storage the survey findings indicate trailers have multiple uses serving all these uses for the vast majority of the time.

### 3. The bi-annual Caravan Count and size of the population

3.1 This chapter looks at the Count of Gypsy and Traveller Caravans in order to present what is known about Gypsies and Travellers within the Study Area. This chapter presents information on the estimated size of the Gypsy and Traveller population.

#### Caravan numbers and trends from the Caravan Count

3.2 The bi-annual caravan count provides a snapshot of the local context in terms of the scale and distribution of caravan numbers across the District. The Count provides a useful starting point in assessing the current picture and recent trends. Indeed, in the absence of other datasets it is virtually the only source of information on Gypsy and Traveller caravan data. However, there are well documented issues with the robustness of the count.<sup>11</sup> Such issues include: the ‘snapshot’ nature of the data, the inclusion of caravans and not households, the exclusion of Travelling Showpeople,<sup>12</sup> and the exclusion of Gypsies and Travellers in housing. It should be noted that the analysis contained in this report should be considered a more robust assessment of the current situation with regards to the local population than the Caravan Count, this is demonstrated further in Chapter 11.

3.3 Table 3.1 provides the distribution of caravan numbers for Sevenoaks since January 2006 with this illustrated in Figure 3.1. These figures have been adjusted to account for inaccuracies observed in the published data

Table 3.1: Caravan numbers across accommodation types within Sevenoaks

	Authorised sites with planning permission		Unauthorised sites		Total No. caravans
	Caravans on Socially Rented sites	Caravans on authorised private sites with planning permission	Caravans on unauthorised developments	Caravans on unauthorised encampments	
Jan-06	93	21	25	0	139
Jul-06	89	28	30	0	147
Jan-07	93	21	25	0	139
Jul-07	79	34	52	0	165
Jan-08	94	76	20	0	190
Jul-08	80	45	32	0	157
Jan-09	73	62	17	0	152
Jul-09	73	53	12	0	138
Jan-10	59	56	4	0	119
Jul-10	59	49	15	0	123
Jan-11	107	55	4	0	166
Jul-11	70	69	18	0	157

<sup>11</sup> Niner, P. (2002) Review of the ODPM Caravan Count. London: ODPM.

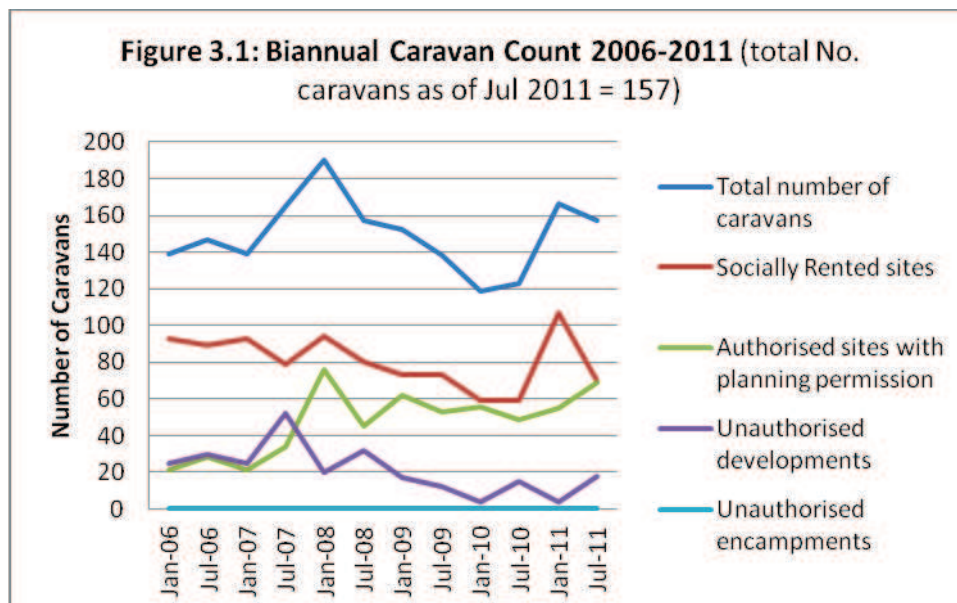
<sup>12</sup> The January 2011 count included a count of Travelling Showpeople caravans for the first time. However, as this is not comparable with previous years and as 0 caravans have been identified this is excluded from the tables in this report.



3.4 Table 3.1 shows the following:

- Caravan numbers on socially rented sites have declined steadily in recent years but have increased significantly, returning to 2008 levels, in January 2011.
- Caravan numbers on private sites increased in 2008 but have declined since and been relatively stable in recent years.
- There has been a decrease in the number of caravans recorded on unauthorised developments and a corresponding increase in the number of caravans on authorised private sites. This distribution is likely caused by the granting of temporary consent to a number of households previously on unauthorised developments.
- There have been no caravans recorded on unauthorised encampments over the period.
- Overall caravan numbers have increased by 19% between Jan 2006 – Jan 2011 (January is taken as it is generally considered to represent ‘resident’ households as opposed to July which tends to include a degree of seasonality).
- Recent increases in caravan numbers are almost entirely accounted for by an increase in the number of caravans counted on socially rented sites.

3.5 The following chart illustrates the trends in caravan numbers recorded in the count and described above. There appears to be little seasonality in caravan numbers (i.e. absence of significant summer travelling).



**The size of the local Gypsy and Traveller community**

3.6 For most minority ethnic communities, presenting data about the size of the community in question is usually relatively straightforward (with the exception of communities who have large numbers of irregular migrants and migrant workers etc. amongst them). However, for Gypsies, Travellers and Travelling Showpeople, one of the most difficult issues is providing accurate information on the size of the

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population. As a result, we have used information provided by the local authorities and key stakeholders, together with our survey findings, in order to provide a best estimate as to the size of the local Gypsy and Traveller population at the time of the assessment.

- 3.7 Table 3.2 presents the estimation of the size of the Gypsy, Traveller and Travelling Showpeople population. Using the best information available we estimate that there are at least 498 individuals or 163 households in the Study Area.

Table 3.2: Gypsy and Traveller population based in the area

Type of accommodation	Families/ Households (based on 1 pitch = 1 household)	Individuals	Derivation
Socially rented sites	57	149	Actual numbers taken from information supplied by Kent County Council and Sevenoaks District Council
Private sites (permanent)	30	96	Estimated number of pitches multiplied by average household size from the survey (3.2)
Private sites (temporary)	14	50	Estimated number of pitches multiplied by average household size from the survey (3.6)
Unauthorised developments	21	74	Estimated number of pitches multiplied by average household size from the survey (3.5)
Housing	40 <sup>13</sup>	128	Number of families estimated to live in the area multiplied by average household size from the survey (3.2)
Travelling Showpeople	1	1	Number of plots multiplied by an estimate of the household size for Travelling Showperson (1 adult)
<b>Total</b>	<b>163</b>	<b>498</b>	

<sup>13</sup> We did not receive any information regarding the accurate size of the Gypsy and Traveller bricks and mortar-based population. It is generally agreed that there are now more Gypsies and Travellers living in conventional housing in the UK than living on sites or unauthorised encampments. The Commission for Racial Equality's 2006 report *Common Ground: Equality, good race relations and sites for Gypsies and Irish Travellers* suggested that the housed population could be around 3 times the trailer-based population. Using a multiplier of 3 times the site population may be excessive in the absence of definitive evidence of the size of the population. Therefore, as a conservative estimate, we assume we have interviewed 50% of the actual bricks and mortar-based population.

## 4. Authorised social and private sites

- 4.1 A certain degree of caution needs to be taken when extrapolating the characteristics, trends and needs of the Gypsy and Traveller population from the Caravan Counts and other such data alone. In order to provide more specific information on the local Gypsy and Traveller population, this section draws upon the information provided by Sevenoaks District Council and Kent County Council on site provision within the district as well as information obtained through a survey of Gypsy and Traveller households.

### Socially rented sites

- 4.2 There are three socially rented sites in the District. Together these sites provide residential accommodation on 58 pitches. Each is detailed below and summarised in Table 4.1.

#### *Hever Road*

- 4.3 This site currently has a total of 16 residential pitches. At the time of this study 15 of these were occupied and there was 1 vacancy; this pitch is currently in the process of being allocated. There is usually a high level of occupancy on the site (between 75%-100%). The following vacancies have arisen on the site over the last few years:
- 2011 – 5
  - 2010 – 1
  - 2009 – 4
  - 2008 – 2
- 4.4 All these vacancies were subsequently re-let.
- 4.5 The site has a waiting list which consists of 2 applicants, this number has remained static for the last few years. Four pitches have recently been developed and there are no plans to develop any more pitches on the site. Before undertaking the recent development on the site (involving the provision of 4 additional pitches), the Council reconsidered plans for a larger increase of the site following consultation with the site's existing residents.
- 4.6 There are currently 31 people living on the site (23 adults; 5 children under 5 years of age; 3 children 5-11 years; and, 1 child 12-16 years). Most residents are long term (over 5 years) residents. Each pitch has an amenity unit which has a bath, shower, WC, space for cooking, heating and space/provision for laundry facilities.
- 4.7 Licensees are permitted to be absent for up to 12 weeks of the year subject to the payment of their licence fee. Visitors are permitted on the site.

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4.8 There is a formal policy for allocating pitches on the site with the most important factors being, in rank order:

1. Being homeless
2. Being a Gypsy
3. Medical/special health needs

4.9 The weekly rent is £70.35 with all/almost all residents receiving housing benefit payments.

4.10 The site has previously received funding from the Gypsy and Traveller Sites Grant to increase the pitches, provide new amenity blocks, improve the roads, and make improvements to drainage and the electrical supply.

4.11 No pitch was seen to be currently doubled up on the site

### ***Polhill Caravan Park***

4.12 This site currently has a total of 7 residential pitches and all were occupied at the time of this study. There is usually a high level of occupancy on the site (100%). Only 1 vacancy has arisen on the site, in 2011, in recent years; this pitch was immediately re-let.

4.13 The site has a waiting list which consists of 13 applicants, this number has remained static for the last few years.

4.14 There are currently 23 people living on the site (14 adults; 4 children under 5 years of age; 2 children 5-11 years; and, 3 children 12-16 years). Most residents are long term (over 5 years) residents. Each pitch has an amenity unit which has a bath, shower, WC, space for cooking, heating and space/provision for laundry facilities.

4.15 Licensees are permitted to be absent for up to 12 weeks of the year subject to the payment of their licence fee. Visitors are permitted on the site subject to certain restrictions (i.e. agreement of site manager and adherence to site rules and regulations).

4.16 There is a formal policy for allocating pitches on the site with the most important factors being, in rank order:

1. Need for accommodation
2. Medical/special health needs
3. Family size/composition

4.17 The weekly rent is £43.30 with all/almost all residents receiving housing benefit payments.

4.18 No pitch was seen to be currently doubled up on the site

### **Barnfield Park**

- 4.19 This site currently has a total of 35 residential pitches and all were occupied at the time of this study. No vacancies have recently arisen on the site and the site is usually fully occupied throughout the year.
- 4.20 The site has a waiting list which consists of 17 applicants, this number has remained static for the last few years.
- 4.21 There are currently 95 people living on the site (75 adults; 8 children under 5 years of age; 4 children 5-11 years; and, 8 children 12-16 years). Most residents are long term (over 5 years) residents. Each pitch has an amenity unit which has a bath, shower, space for cooking, heating and space/provision for laundry facilities.
- 4.22 Licensees are permitted to be absent for up to 12 weeks of the year subject to the payment of their licence fee. Visitors are permitted on the site subject to certain restrictions (i.e. agreement of site manager and adherence to site rules and regulations).
- 4.23 There is a formal policy for allocating pitches on the site with the most important factors being, in rank order:
1. Need for accommodation
  2. Medical/special health needs
  3. Family size/composition
- 4.24 The weekly rent is £46.40 with all/almost all residents receiving housing benefit payments.
- 4.25 A total of 6 pitches reportedly contained households which were considered to be doubled up i.e. containing individuals who require a separate pitch or house of their home. These consisted of grown-up children living on their parents/families pitch together with their own families. It is understood from discussions with Kent County Council that a number of other households (approximately 18 households) also reported cramped conditions on the site but it is understood that these could be alleviated by a level of site remodelling/refurbishment.



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Table 4.1: Overview of socially rented sites

	Hever Rd	Polhill	Barnfield Park
<b>Total number of pitches</b>	16	7	35
<b>Number of occupied pitches</b>	15	7	35
<b>Site population</b>	31	23	95
<b>Number of children</b>	9	4	20
<b>% children</b>	29%	39%	21%
<b>Average persons per occupied pitch</b>	2	3.3	2.7
<b>Doubled-up pitches</b>	0	0	6
<b>Ethnic groups among site residents</b>	Mostly Romany Gypsy	Mostly Romany Gypsy	Mostly Romany Gypsy
<b>Pitch occupancy in year</b>	75%-100%	100%	100%
<b>% of site residents lived on site 5+ years</b>	Over 90%	Over 90%	Over 90%
<b>Weekly rent</b>	£70.35	£43.30	£46.40
<b>Management</b>	Sevenoaks DC	Kent County Council	Kent County Council

### Socially rented sites residents: findings

- 4.26 A total of 27 people were interviewed across these sites. The residents were mostly Romany Gypsies on both sites although one person described themselves as 'Traveller'.
- 4.27 A total of 11 respondents owned a single caravan, 13 respondents owned two caravans and 3 respondents owned three caravans. The average number of caravans to households was 1.7.
- 4.28 Around a half of respondents (48%) reported that this gave them enough room. Of the other half of the sample:
- 5 respondents wanted a larger plot
  - 3 respondents wanted more living space
  - 2 respondents wanted more caravans
  - 1 respondent wanted a larger living unit
  - 1 respondent wanted a separate plot
  - 1 respondent wanted a larger amenity unit.
- 4.29 The reported lack of space was particularly acute from respondents on the Barnfield Park site.
- 4.30 When asked why they had come to live in the area people cited a variety of reasons, see Table 4.2 below. The most common reason cited however was that there was a vacancy on the site.

Table 4.2: Main reason for living in the area

Main reason for living in the area ...	%
There was a vacancy	48
Other	15
Born/raised here	11
To be near family/friends	11
Work available in the area	7
For children’s education	4
Moved with parents/family	4

Base: 27 respondents

4.31 In terms of ‘other’ reasons these were:

*Because it is a small site and good for the children’s schooling*

*I was evicted by my Mum when I got pregnant*

*There is more open space here*

*Was travelling around with children and needed somewhere safe to stay. It’s hard to travel with children.*

4.32 70% of respondents reported that they do not have visitors to stay on their pitch with them. A third (33%) of respondents reported that accommodating visitors on the site was a problem mainly due to the fact that the Council (County and District) may not allow visitors and that their pitch/site did not have room. There is clearly some discrepancy here with what the Council’s allow in terms of visitors and the perceptions of residents.

4.33 The vast majority of respondents we spoke to said that they had lived in the area for 10 years or more (67%). Relatively few respondents reported living in the area for less than 5 years, see Table 4.3. There were very similar levels reported when respondents were asked how long they had lived on the site providing support for the information received from the District and County council about the long-term nature of the socially rented tenants in the area.

Table 4.3: Length of time living in the general area

Length of time	% of respondents
10 years or more	67
More than 5 years less than 10	15
More than 3 years less than 10	7
More than 1 year less than 3	4
More than 6 months less than 1 year	4
Don’t know	4

Base: 27 respondents

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- 4.34 Very few residents left the area during the year. A total of 63% of respondents on the socially rented sites reported that they never leave, with the remainder saying that they travel away for around 10 weeks of the year. When asked where they tended to go most cited short periods of travel to such places such as Bournemouth, Chesterfield, other parts of Kent, Scotland as well as a minority of people reporting visiting fairs. Most travel was seen to be related to the summer time.
- 4.35 No respondent reported having a base elsewhere

### Authorised private sites

- 4.36 This section looks at private sites across the Study Area. There is a number of small to medium sized authorised private sites in the district. It proved difficult to accurately establish the pitch capacity of all private sites. Planning permissions are often based on a maximum number of caravans rather than clearly defined pitches. Where pitch numbers are not defined, we have used a 1.7 caravan to pitch ratio to ascertain the approximate number of pitches.<sup>14</sup> As can be seen in Table 4.4 there are 17 authorised private sites in the district, of these 11 have permanent planning permission which have a combined capacity of around 30 pitches. There are 7 sites (6 independent sites and an existing permanent site) with temporary planning permission which have a combined capacity of around 14 pitches. These are presented in greater detail in Appendix 3.

Table 4.4: Private sites in the district

Consent	No. of sites	Estimated No. of pitches
Permanent	11	30
Temporary	7 <sup>15</sup>	14
<b>Total (est)</b>	<b>17</b>	<b>44</b>

- 4.37 Appendix 3 provides details of all the private sites that currently have temporary planning permission within the District. The planning consent for all these sites is due to expire within the assessment period.

### Permanent private site residents: findings

- 4.38 A total of 18 people were interviewed on the permanent private sites. Of these 78% owned the pitch they were occupying and 22% were renting the pitch. All respondents owned their trailers.
- 4.39 Most respondents (61%) reported that they either had a single living unit. The remaining respondents reported that they had two living units (39%). The average number was 1.4 caravans per household. All respondents reported that their current accommodation provided them with enough living space.

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<sup>14</sup> As described earlier this ratio is commonly used in GTAA research however, the caravan to pitch ratio based on the sample for the assessment across all private sites (permanent and temporary) was 1.7

<sup>15</sup> There are 6 independent sites and a further 2 pitches with temporary planning permission on an existing permanent private site.

- 4.40 Most respondents reported that they did not host visitors on their pitch/site (89%). Only two respondents (11%) reported hosting visitors on a short term basis. In terms of who visited the site this was either close family or friends for short periods in the year. Only one respondent commented that hosting visitors was a problem due to being a tenant on a rented site.
- 4.41 All respondents reported having lived in the area (i.e. Sevenoaks district) for 10 years or over. There were very similar levels reported when respondents were asked how long they had lived on the site where the interview took place, see Table 4.5 below.<sup>16</sup>

Table 4.5: Length of time living on the site with permanent planning permission

Length of time	%
10 years or more	83
Between 5-10 years	6
Between 3-5 years	0
Between 1 -3 years	11

Base: 18 respondents

- 4.42 When asked why they had come to live in the general area people cited a variety of reasons, see Table 4.6 below. The most common reason cited however was a vacancy (47%) followed by being born or raised on the site (39% of respondents).

Table 4.6: Most important reason for living in the area

Most important reason for living in the area ...	%
There was a vacancy	47
Born/raised here	39
Land/pitch was available to buy	17
To be near family/friends	11
Moved with parents/family	11
Convenient for working pattern	6

Base: 18 respondents

- 4.43 A total of 50% of respondents reported never leaving the area throughout the year, 33% reported that they lived in the area between 41-51 weeks of the year, while 17% of respondents did not know. The main reason given for travelling away was attendance at fairs. One respondent mentioned travelling away for work.
- 4.44 No respondent reported having a base elsewhere

**Temporary private site residents: findings**

- 4.45 It should be noted that the number of temporary permissions at the time of the survey was lower (by 9 pitches) than observed in March 2011 as a result of a number of permissions expiring. At the time of the completion of this report, the 9 additional temporary permissions had been granted, with a corresponding reduction in the number of unauthorised sites. However, the figures below are based on the position identified during the survey work.

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<sup>16</sup> It should be noted that the interviewers directed respondents to interpret ‘in the area’ throughout the survey as within Sevenoaks District

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- 4.46 A total of 7 people were interviewed on the temporary private sites. All owned the pitch they were occupying.
- 4.47 One respondent had 1 trailer, five respondents had 2 trailers and 1 respondent had 4 trailers. The average number of trailers per household was 2.1. All respondents thought they had enough living space. For those who did host visitors the visitor profile was similar to those on permanent sites i.e. close and extended family members who tended to visit infrequently.
- 4.48 The vast majority of residents on the temporary sites we spoke to said that they had lived in the area for 10 years or more (86%). The other 14% (1 respondent) had lived in the area for between 6-12 months prior to the interview. In terms of how long people had lived on the site where they were interviewed, 29% (2 respondents) had lived there for 10 years or over with 43% (3 respondents) living there for between 5-10 years, see Table 4.7.

Table 4.7: Length of time living on the site with temporary planning permission

Length of time	%
10 years or more	29
Between 5-10 years	43
Between 3-5 years	14
Between 1 -3 years	0
Between 6-12 months	14
Between 3-6 months	0
Between 1-3 months	0
2-4 weeks	0
Don't know	0

Base: 7 respondents

- 4.49 Although a number of reasons were cited for living in the area the majority either cited family connections (29%) or that they were born in the area (29%), see Table 4.8 below.

Table 4.8: Most important reason for living in the area

Most important reason for living in the area...	%
Born here	29
Having family living here	29
Children's education	14
Work in the area	14
Other (" <i>lived here for years</i> ")	14

Base: 7 respondents

- 4.50 A total of 43% of respondents reported never leaving the area throughout the year, 43% reported living in the area for between 41-51 weeks of the year. One respondent (14%) did not know how many weeks a year they lived in the area. The reasons for leaving the area for these periods were similar to those provided by respondents on sites with permanent planning permission specifically Traveller fairs and visits to family.
- 4.51 No respondent reported having access to a base elsewhere.



## 5. Planning and unauthorised sites

- 5.1 The development of unauthorised sites for Gypsies and Travellers can be a major source of tension between Gypsies and Travellers and the settled population. The current planning system is intended to create conditions where there is no need for unauthorised developments because land will be allocated for authorised site development within the Local Development Framework. This chapter focuses upon the development of Gypsy and Traveller sites without planning permission. This chapter then looks at the presence of unauthorised encampments in the area.

### Planning applications

- 5.2 Table 5.1 outlines the number of planning permissions submitted for pitches over the period of 2004 – 2011 excluding sites where applications were made to extend the permission on existing temporary sites.

Table 5.1: Number of planning applications over the period 2004-2011

Year	Number of Applications	Number of pitches permission applied for	Number of applications on sites not previously subject to an application since April '04	Number of pitches on sites not previously subject to an application since April '04
04/05	4	11	4	11
05/06	6	31	4	29
06/07	8	18	7	16
07/08	8	18	3	3
08/09	7	21	3	3
09/10	4	11	3	5
10/11	4	7	1	1

- 5.3 This table shows a large increase in the number of pitches applied for in the 2005-2006 period for larger (but still relatively small) sites. Since then applications have been made for smaller sites consisting of around 2 pitches on average.
- 5.4 It is worth observing that since temporary permissions began to be granted in 2006/07 the level of demand for new site development has fallen significantly. This is particularly the case for sites not previously considered through the planning application process. Table 5.1 may suggest that when the pitch needs for Gypsies and Travellers currently living in the District are met permanently, the remaining annual demand will be relatively low. This contradicts popular notions of a 'honeypot effect' - where the provision of sites attracts greater number of applications – as this does not appear to be occurring in practice across the District.
- 5.5 In order to meet the need identified as a result of the last GTAA there has been a tendency to grant temporary consent to pitches as opposed to permanent consent, in accordance with national planning policy. It should also be noted that the use of temporary planning consents will not address the long-term needs of Gypsies and Travellers in the District. The use of such consents merely postpones meeting the need thus causing added uncertainty to the applicants, local community and local authority.

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### Unauthorised development of Gypsy and Traveller sites

- 5.6 At the time of the study there were a total of 8 unauthorised developments within the District. Table A3.3 which can be found in Appendix 3 provides details of the unauthorised sites and presents the estimated pitch size of each. It is estimated that these 8 sites accommodate 21 pitches/households across Sevenoaks.
- 5.7 As stated above it should be noted that the number of unauthorised developments at the time of the survey was higher (by 9 pitches) than observed in March 2011 as a result of a number of temporary permissions expiring. At the time of the completion of this report, the 9 additional temporary permissions had been granted, with a corresponding reduction in the number of unauthorised sites. The figures below are based on the position identified during the survey work.

### Unauthorised developments residents: findings

- 5.8 A total of 13 households were interviewed across 7 of the 8 sites. In terms of number of trailers on these, most respondents had a single trailer (69%), two (23%) or, in one occurrence, three trailers (7%). The average was 1.4 caravans to a household. All households reported that this gave them enough space.
- 5.9 The sample was split between those respondents who had visitors to stay with them for short periods (42%) and those who did not (42%). Two respondents (17%) did not know. All respondents reported that it was not a problem to host visitors if they chose to do so.
- 5.10 The vast majority of residents on the unauthorised developments we spoke to said that they had lived in the area for 10 years or more (92%) with the remaining respondent reporting that they had lived in the area between 5 and 10 years (8%).
- 5.11 Similarly, a significant number of these reported living on the site where they were interviewed for significant periods of time, 77% reported having had lived on the site for 10 years or more, see Table 5.1 below.

Table 5.1: Length of time living on the unauthorised site

Length of time	%
10 years or more	77
Between 5-10 years	15
Between 3-5 years	8

Base: 13 respondents

- 5.12 Although a number of reasons were cited for living in the area the majority either cited being born in the area (41%) or having family connections (25%), see Table 5.2 below.

Table 5.2: Most important reason for living in the area

Most important reasons for being in the area..	%
Born here	41
Having family living here	25
Children’s schooling/education	17
Health reasons	8
Looking after a family member	8

Base: 12 respondents

- 5.13 A total of 39% of respondents reported never leaving the area throughout the year, 46% reported that they lived in the area between 41-51 weeks of the year, see Table 5.3 below.

Table 5.3 How many weeks of the year lived in the area

Length of time	%
52 weeks/never leave	39
Between 41-51 weeks	46
Don’t know	15

Base: 13 respondents

- 5.14 The reasons for leaving the area for these periods were similar to those provided by respondents on sites with planning permission i.e. visits to fairs and visits to family and friends.
- 5.15 One respondent reported being able to use a private site in Romford when travelling, although it is unknown who owns this site.

**Unauthorised encampments: findings**

- 5.16 The presence and incidence of unauthorised encampments is often a significant issue that impacts upon local authorities, landowners, Gypsies and Travellers and the settled population. Unauthorised encampments are often the type of accommodation which has become synonymous with Gypsies and Travellers due to often residing on public and private land.
- 5.17 Due to the nature of unauthorised encampments (i.e. unpredictability, seasonal fluctuations etc.), it is often very difficult to grasp a comprehensive picture of need for residential and/or transit accommodation without considering a range of interconnected issues. However, as seen in Chapter 3 the level of encampment has been nil in the last five years. Indeed during the fieldwork for this assessment we did not receive notification of any unauthorised encampments within the district.
- 5.18 The authority does not keep a log of unauthorised encampments as this data is collected by Kent County Council. Information from Kent County Council indicated that over the last 2 years there had been 1 unauthorised encampment in 2011 and 1 unauthorised encampment over 2010 within the District.

### 6. Gypsies and Travellers in social and private bricks and mortar accommodation

- 6.1 The numbers of Gypsies and Travellers currently accommodated within bricks and mortar accommodation are unknown, but potentially large. Movement to and from housing is a major concern for the strategic approach, policies and working practices of local authorities. Moreover, this was an issue raised in the Panel Report of the South East Regional Spatial Strategy Partial Review which commented on the lack of consideration given to households accommodated in bricks and mortar housing in the previous GTAA covering the District.

#### Estimating the size of Gypsy and Traveller population in bricks and mortar housing

- 6.2 Neither the local authority officers nor members of the local Gypsy and Traveller communities in the area were able to accurately estimate the size of the Gypsy and Traveller population in bricks and mortar housing in the District. However a response from the Gypsy Council indicated that the number of Gypsies and Travellers in the area could amount to a sizeable population:

*It is hard to tell how many there are [Gypsies and Travellers]... but there are so many in all the big council estates in and around Maidstone and **Sevenoaks**. Because of the agricultural industry. There has never been any interest in any G&Ts who are in housing, within the boroughs, It could be as much as 24 to 30% of the total population. As you say, the GTAA's were so small it was only a guide...The outlying villages have also got a high number in them.<sup>17</sup>*

- 6.3 The Commission for Racial Equality's 2006 report, *Common Ground: Equality, good race relations and sites for Gypsies and Irish Travellers*, suggested that the housed populations was around 3 times the number of trailer-based populations. This would however, provide a potential housed population of 306 households.<sup>18</sup> This figure would appear unrealistic given the relatively small size of the District. In the absence of accurate evidence as to the numbers in housing we base the estimate of the base population of Gypsies, Travellers and Travelling Showpeople living in houses on the number of interviews with bricks and mortar-based households we secured.
- 6.4 In order to engage with households in bricks and mortar housing the community interviewers who worked as fieldworkers on the study deployed three main strategies. They utilised their own extensive social networks in order to find people who lived in houses in the District, they asked people who they interviewed on sites if they knew of people in houses and if they would be happy to pass on their details, they utilised snowball sampling where one respondent in housing recommended engaging with similar households. Engaging with households in bricks and mortar housing appeared unproblematic and more interviews could have been made

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<sup>17</sup> From personal email correspondence with Joe Jones of the Gypsy Council

<sup>18</sup> Number of authorised households on sites (socially rented 58, private permanent 30, private temporary 14) equals 102 trailer based houses multiplied by 3.

possible given more time. This leads us to assume that the households we interviewed constitute only a proportion of the entire population in bricks and mortar housing.

- 6.5 Therefore, as a pragmatic working assumption, which allows for a reasonable consideration of need arising from households in bricks and mortar, we assume we have interviewed 50% of the actual bricks and mortar-based population. Therefore, by doubling the number of interviews attained we posit that there are at least 40 households living in bricks and mortar in the District.<sup>19</sup>
- 6.6 It should be noted that we believe that this may be an understatement of the actual housed population but it is based on the best information available at the time of the assessment. A more accurate estimation of the numbers of Gypsies, Travellers and Travelling Showpeople in houses will only be possible when a number of issues are resolved:
- Gypsies, Travellers and Travelling Showpeople feel able to disclose their ethnic group in monitoring forms
  - Monitoring forms allow for the ethnic groups as options
  - The data from the Census 2011 is released
- 6.7 Until this point estimates based on the informal knowledge of stakeholders and the experiences of fieldworkers, such as those in this study, will be the only and best source of evidence. It is recommended that the issue of housed Gypsies and Travellers is revisited in more detail in future studies of this type.

### **Living in bricks and mortar housing residents: findings**

- 6.8 Among the 20 respondents whom we consulted who lived in bricks and mortar accommodation, 60% of bricks and mortar dwellers were social housing tenants; 25% were owner-occupiers; and 15% were private tenants.
- 6.9 In terms of the size of the dwelling, 25% of respondents had 2 bedrooms and 75% had 3 bedrooms. All but 2 respondents (10%) thought that their property gave them enough space. One of the respondents who reported needing more space said that this would be for their trailer which they currently leave at a family member's site.
- 6.10 In total, 9 households (45%) in bricks and mortar accommodation still owned trailers. Eight households had just 1 trailer and one household had 2 trailers.
- 6.11 The majority of respondents had lived in their accommodation for a significant period of time: 65% for 10 years or more; 15% had been there for between 5 and 10 years. Only 5% (1 household) had been in the house for less than 1 year, see Table 6.1

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<sup>19</sup> This figure should be revised should further information become available at a later date.



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Table 6.1: Length of time living in the house

Length of time	%
10 years or more	65
Between 5-10 years	15
Between 3-5 years	5
Between 1 -3 years	5
Between 6-12 months	5
Don't know	5

Base: 20 respondents

- 6.12 There was a range of reasons given for why people moved into the houses they were living in, see Table 6.2 below.

Table 6.2: Main reasons given for people living in the house

Reason	Number (%)
To be near family or friends	37
Born/raised in the house	16
Lack of sites	11
Health reasons	11
Other	11
Children's education	5
There was a vacancy	5
House was available to buy	5

Base: 20 respondents

- 6.13 The most common reason was that living in the house allowed them to live nearer to their family or friends. A number of people were born in the house with a number of people living in house due to some sort of health problem which was either cited as 'arthritis and asthma'. In terms of 'other' reasons one person simply stated that they 'just needed to be more settled'.
- 6.14 The majority of people who were now living in housing had previously been living on a private site with planning permission, followed by an unauthorised encampment and then a socially rented site, see Table 6.3.

Table 6.3: Prior accommodation to living in a house

Accommodation	Number (%)
Private site with planning permission	40
Unauthorised encampment	25
Transit site	15
Council site	10
Been here always	10

Base: 20 respondents

### ***Views from site-based population of housing***

- 6.15 A total of 23 respondents across the whole site based population (27%) had, at one time or another, lived in a house. Table 6.4 outlines how respondents rated their experience of housing. As can be seen there was a diversity of experience.

Table 6.4: Experience of living in a house

Rating	Number (%)
Very good	8
Good	21
Neither good nor poor	38
Poor	4
Very poor	29

Base: 23 respondents

- 6.16 When asked why they had left the house by far the most common response (in around 40% of cases) could be seen, in some way, as ‘cultural aversion’ or wanting to return to a travelling way of life,

*“Couldn't live the way I wanted to”*

*“Mother wanted to return to the Traveller life”*

*“My kids were not with our own people, houses are not for Travellers”*

*“To mix back into the Gypsy community”*

- 6.17 A large number of people (around 29% of respondents) cited ‘getting married’ as a major reason for leaving housing and returning to live on sites.

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### 7. Travelling

7.1 In order to shed some light on the travelling patterns and experiences of Gypsies and Travellers throughout the Study Area, respondents were asked about a range of issues associated with travelling.

7.2 One of the most important issues to gain some information on was the frequency that households travelled. The vast majority of people reported that they never travelled or travelled seasonally, which generally means for short periods during the summer months. Table 7.1 breaks this down by accommodation type.

Table 7.1: Frequency of travelling by current accommodation type

Frequency	Unauthorised development (%)	Socially rented sites (%)	Private residential sites (perm) (%)	Private residential sites (temp) (%)	Bricks & mortar (%)
Every day or so	-	-	-	-	-
Every week	-	-	-	-	-
Every month	-	-	-	-	-
Every month or so	-	-	-	-	-
Few times a year	31	22	44	57	20
Once per year	23	11	6	0	10
Never	46	67	50	43	70

Base: 86 respondents providing information

7.3 Generally this appears a slightly more static population than a number of other areas in which the researchers have worked where residents from all accommodation types, but particularly households on private sites and in bricks and mortar housing, appear to travel more often (e.g. Cumbria, Tees Valley, Merseyside etc.). However, it is common in GTAA's across the country (i.e. the North of England and Midlands) for large numbers of residents to report that they 'never' travel.

7.4 In order to determine accommodation need under the planning definition for Gypsies and Travellers (see Chapter 2) it is necessary to determine the specific reasons for why people no longer travel. We asked those who said they never travelled to tell us why, which resulted in some diverse responses. Table 7.2 looks at the proportion of people not travelling for reasons of health, education or older age

Table 7.2: Reasons given for never travelling

Reason	%
Your, a family member or a dependents health	21
Your, a family member or a dependents educational needs	40
Your, a family member or a dependents older age	21
Other reason	47

Base: 47 respondents providing information. Respondents could submit multiple responses in order to best explain their situation.

- 7.5 A total of 47% of respondents who reported that they 'never travelled' said that this was because of 'other' reasons. Such reasons were diverse with many people providing responses that suggest that a lack of travelling is due to a lack of sites available and/or the changing nature of the travelling way of life:

*"There was nowhere to go"*

*"Don't want to travel anymore"*

*"Not the same as it was years ago, need more sites"*

- 7.6 A number of other people simply described themselves as 'settled'.
- 7.7 The number of households living on temporary pitches who travel at times throughout the year was 57% of the resident households. Those households who no longer travelled for reasons of their or a dependents education, age or health needs was 21% of the resident households. Responses were checked to ensure no double counting. This indicates that 22% of households living on temporary pitches no longer travel for reasons other than those set out in the planning definition.
- 7.8 The number of households living on unauthorised developments who travel at times throughout the year was 54% of the resident households. Those households who no longer travelled for reasons of their or a dependents education, age or health needs was 39% of the resident households. This indicates that 7% of households living on unauthorised pitches no longer travel for reasons other than those set out in the planning definition.
- 7.9 For those who did travel, however, we asked them where they liked to go. This was an open question designed to allow respondents to mention three of the places they visit most frequently. The most common destination seemed to be Appleby Fair in Cumbria or a number of other traditional horse fairs across the UK. Places such as towns in the East of England (e.g. Cambridge and Harlow) as well as other parts of Kent were very common responses. It is difficult to ascertain and quantify a specific travelling pattern from these responses; however, it seems that there was a preference for remaining in the 'South' of England, with the exception of annual visits to Appleby Fair in Cumbria.
- 7.10 For those people who still travelled, there was a wide variation in how many caravans/trailers they travelled with from 1 to 3, with most people travelling with 1 or 2 caravans.
- 7.11 Of the people who said they still travel to a certain extent 86% of these had travelled at some point in the past 12 months. In terms of why they travelled, respondents cited attending fairs as the main reason followed by 'a holiday' and 'work'.

## 8. Future accommodation, household formation and accommodation affordability

8.1 This chapter looks at a range of issues including the movement intentions of the sample, the formation of new households and concealment of existing ones and the accommodation intentions of the Gypsy and Traveller population. These factors are key drivers in the assessment of accommodation need within the District. The findings from the survey are presented here and how this then translates into ‘need’ is discussed in Chapter 11.

### Future accommodation intentions

8.2 The overwhelming majority of trailer based households in the area had no intention of leaving their current accommodation, see Table 8.1.

Table 8.1: Movement intentions

Intention	Unauthorised development (%)	Socially rented sites (%)	Private residential sites (perm) (%)	Private residential sites (temp) (%)	Bricks & mortar (%)
Immediate move	0	7	0	0	5
Move in the next 12 months	0	0	0	0	0
Move in the next 1-2 years	0	0	0	0	0
Move in the next 2-5 years	0	0	0	14	5
Move in the next 5-10 years	0	4	6	0	5
Stay indefinitely	92	89	83	86	75
Other	8	0	11	0	10

8.3 Only two households across the socially rented sites and one household in a house said they were going to move immediately. The following indicates the sorts of accommodation these households were seeking and their reasons:

- One household from one of the socially rented sites was looking for another pitch on a different socially rented site in order to get better access to the doctor.
- One household from one of the socially rented sites was looking for a house but cited ‘no particular reason’.
- One household currently in a house was looking for pitch on a socially rented site in order to rejoin their family.

8.4 It is thought all intended to stay within Sevenoaks. All were on a waiting list on one of the socially rented sites in the District.

8.5 The only other households who had any movement intentions within the next 5 years were:

- One household on a temporary site who wanted to move in the next 2-5 years to a permanent site in order to make a profit.



- One household in a house who wanted to buy a piece of land and develop that into a site but cited ‘no particular reason’.

**Household concealment**

8.6 A total of 3 households (4% of the sample) reported concealed households (i.e. separate households currently in need of accommodation and living with them), which equates to a total of 5 individuals. All of these were family members who were living as doubled up households on the pitches where the interviews took place. Table 8.1 below shows the composition of these households by accommodation type.

Table 8.2: Concealed households by accommodation type

Type of accommodation	Comments
Socially rented site	Two households: HH1. One household of 1 person – a daughter of the respondent HH2. One household of 2 people – a 22 year old woman and her baby HH3. One household of 3 people – a 36 year old woman and her two children.

8.7 No households were concealed within bricks and mortar housing. From looking at these household members it is reasonable to assume that this concealment equates to an accommodation need for 3 separate households.

8.8 Table 8.3 below looks at how the accommodation need for these concealed households is expected to be resolved. It should be noted that all households were expected to move within the same local area as the respondents.

Table 8.3: Accommodation intentions and arrangements for each concealed household

Household (see Table 8.2 above)	Intentions and arrangements being made	Potential pitch need
HH1	Probable move to bricks and mortar	Nil
HH2	Probable move to bricks and mortar	Nil
HH2	Probable move to bricks and mortar	Nil

8.9 From examining the intentions and arrangements being made there appears a nil pitch need from concealed households from respondents to the survey. However, this analysis needs to be seen alongside the advice from Kent County Council representatives about household concealment at Barnfield Park (see para 4.25). Section 11 presents a recommended approach for how these two pieces of information should be translated into need for pitches arising as a result of household concealment (p54).

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### Household formation

8.10 Respondents were also asked whether there were people living with them who were likely to want their own separate accommodation in the next five years (2012–2016). A total of 4 households (6% of sample) said that there were people living with them who would require independent accommodation within the next five-year period. This amounted to 5 individuals.<sup>20</sup>

8.11 All of these were family members (mainly older children or children in their teens). Table 8.4 below shows the composition of these households by accommodation type.

Table 8.4: Household formation by accommodation type

Type of accommodation	Comments
Socially rented site	Two households: HH1. One household member – a 13 year old son HH2. Two household members – son and a daughter
Permanent private site	One household: HH3. One household member – a daughter
Bricks and mortar	One household: HH4. One household member – an 18 year old daughter

8.12 Looking at these household members it is reasonable to assume that this household formation equates to an accommodation need for 5 separate households.

8.13 Table 8.5 below looks at how the accommodation need for these households is expected to be resolved. It should be noted that all households expected to move within the same local area as the respondents, or they reported not knowing.

Table 8.5: Accommodation intentions and arrangements for each household

Household (see Table 8.4 above)	Intentions and arrangements being made	Potential pitch need
HH1	Pitch on a socially rented site	1 pitch
HH2	Intention for both households to live on a pitch	2 pitches
HH3	Intention to live on a pitch	1 pitch
HH4	Unknown	Unknown

8.14 It is worth noting that HH1 reported that their son would more than likely move into bricks and mortar. This was a direct result of the lack of opportunity to access a vacant pitch on the site where they live. Furthermore, it remains unknown how the need from HH4 will be met as the respondent commented that it was ‘up to their daughter’ how she wanted to be accommodated and she did not know her intentions.

8.15 From examining the intentions and arrangements being made for these households it is reasonable to assume a pitch need of 4 pitches.

8.16 We are confident that we have ensured no double counting between household concealment and household formation.

<sup>20</sup> We are confident there was no double counting between these different time periods.

**Accommodation affordability**

8.17 In order to explore issues of accommodation affordability we asked a series of related questions. The first of these looked at the ability of households, who were living on the socially rented sites, to afford a series of accommodation options, these are presented in Table 8.6.

Table 8.6: Ability to afford any of the following

Type of accommodation	% of respondents agreeing
A pitch on a private site with planning permission	4
A pitch on a private site without planning permission	4
Land to be developed into a site	8
Cannot afford to purchase land or a site	77
Not relevant	15

8.18 As can be seen very few people appeared able to afford to develop their own site based accommodation and were reliant on the provision of socially rented accommodation.

8.19 The next question explored how much all respondents pay per week/month in rent or mortgage for their accommodation. This information is displayed across all accommodation types in Table 8.7.

Table 8.7: Cost of rent/mortgage

Cost	Type of accommodation								Total
	Unauthorised Development	Socially rented site	Private site (perm)	Private site (temp)	Bricks & mortar (socially rented)	Bricks & mortar (Private rented)	Bricks & mortar (owner occupier)	Travelling Showpeople	
£130-255pm	0	15 (56%)	0	0	0	0	0	0	15 (17%)
£256-385pm	0	0	4 (22%)	0	1 (8%)	0	0	0	5 (6%)
£386-515pm	0	0	0	0	8 (67%)	3 (100%)	0	0	11 (13%)
£516-645pm	0	0	0	0	0	0	1 (20%)	0	1 (1%)
£646 – 775pm	0	0	0	0	0	0	0	0	0
£776-905pm	0	1 (4%)	0	0	0	0	0	0	1 (1%)
Don't know	0	9 (33%)	0	0	3 (25%)	0	0	0	12 (14%)
Prefer not to say	0	0	0	0	0	0	3 (60%)	0	3 (4%)
Don't pay rent or mortgage	13 (100%)	2 (7%)	14 (78%)	7 (100%)	0	0	1 (20%)	1 (100%)	38 (44%)

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8.20 As this table shows, almost half the sample (44%) do not have any rental or mortgage costs. The lack of rental or mortgage costs are particularly evident in households on unauthorised developments and all private sites. Although the sample was small it appears that the rent on private rented sites was double that on the socially rented sites.

8.21 The next question looked at the income that each household received gross. This can be seen in Table 8.8.

Table 8.8: Income

Cost	Type of accommodation								Total
	Unauthorised Development	Socially rented site	Private site (perm)	Private site (temp)	Bricks & mortar (socially rented)	Bricks & mortar (Private rented)	Bricks & mortar (owner occupier)	Travelling Showpeople	
Under £50pw	0	1 (4%)	0	0	0	0	0	0	1 (1%)
£50-100pw	1 (8%)	2 (7%)	0	0	2 (17%)	0	0	0	5 (6%)
£101-150pw	0	6 (22%)	0	0	1 (8%)	0	0	0	7 (8%)
£151-200pw	0	3 (11%)	0	0	0	0	0	0	3 (4%)
£201-250pw	0	2 (7%)	0	0	0	0	0	0	2 (2%)
£251-300pw	0	0	0	0	0	0	0	0	0
£351-400pw	0	0	0	0	0	0	0	0	0
£401-500pw	0	0	0	0	0	0	0	0	0
£501-700pw	0	0	0	1 (14%)	0	0	0	0	1 (1%)
None	0	0	0	0	1 (8%)	0	0	0	1 (1%)
Don't know	6 (46%)	9 (33%)	9 (50%)	3 (43%)	6 (50%)	2 (67%)	2 (40%)	1 (100%)	38 (44%)
Prefer not to say	6 (46%)	4 (15%)	9 (50%)	3 (43%)	2 (17%)	1 (33%)	3 (60%)	0	28 (33%)

8.22 As can be seen most respondents either did not know (44%) or preferred not to say (33%) their household income. The findings from those who did respond are based on a sample which is too small to draw conclusions about the income of Gypsy and Traveller residents.

- 8.23 We also asked people to indicate their household savings. However, the results are uninformative as the majority either preferred not to say (60%) or reported 'none' (40%).<sup>21</sup>
- 8.24 In line with many other assessments of the affordable accommodation needs of Gypsies and Travellers relatively few respondents were willing to answer the specific questions relating to income. The reasons for these are complex but tend to revolve around issues of trust between the interviewer and respondent and particular privacy issues associated with Gypsy and Traveller communities. This is not atypical from other similar assessments and few conclusions should be drawn about the need for affordable accommodation or otherwise from these responses or from the significant level of pitch ownership on sites in the District.
- 8.25 It is worth noting that a diversity of socio-economic situations is present amongst the Gypsy and Traveller communities, from the moderately wealthy to very poor families. Although obtaining empirical evidence on the economic circumstances of Gypsies and Travellers is very difficult it is well established that Gypsies and Travellers are amongst the most culturally, socially, physically and financially excluded in society. A number of families will always be able to afford to purchase or rent pitches at market rates. However, in line with the rest of society, other sections of the communities will be excluded from accommodation provided at market rates and will require additional support to access safe and secure accommodation in line with their cultural needs. The absence of a range of tenure to address this diversity of socio-economic circumstances may lead to a perpetuation and possible increase in hidden homelessness.

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<sup>21</sup> Actual results are 60.5% and 39.5% but results rounded down and up respectively for comprehension purposes.



## 9. Travelling Showpeople

- 9.1 Within the new planning policy it is clear that the accommodation needs of Travelling Showpeople should be included within the assessments of accommodation need for 'travellers'.
- 9.2 Within Sevenoaks there is currently a single 'known' authorised private yard occupied by a Travelling Showperson in the District:
- Mercantile, West Kingsdown. Estimated to consist of 1 plot. This yard currently has permission for 1 living unit and a mobile home.
- 9.3 This corresponds with the findings of the North West Kent Traveller Showperson Assessment which identified 1 existing pitch in Sevenoaks District on the basis of information provided by the Showmen's Guild.
- 9.4 An interview was secured with the resident on this yard. However, due to the need to protect the personal information of the individual concerned it would not be appropriate to detail their circumstances and situation here. After reviewing the completed information it is clear that there is no additional accommodation need emanating from this yard.

## 10. Access to health services

10.1 This section provides an overview of some of the health experiences of Gypsies and Travellers in the area. Issues of access to health care services and perceived barriers to access experienced by respondents are discussed below.

10.2 For the overwhelming majority of respondents those people who required access to healthcare services was able to access them. The exception appeared, for a minority of people, to be dental services, see Table 10.1.

Table 10.1: Access to health services

Service	Have access (%)	Not relevant (%)
GP/Health Centre	100	0
Health visitor	51	49
Maternity care	44	64
A&E	99	0
Dentist	90	4

10.3 Just 7% of the sample thought there was access problems, all of these respondents were from the socially rented sites in the district. A number of issues were mentioned but it was dominated by access to dental care:

*“The cost of going to the dentist or getting glasses”*

*“It is very difficult to find a dentist in Sevenoaks, had to go to Orpington”*

*“There is a lack of dentists on NHS in Sevenoaks, need to attend one further away”*

10.4 One person intimated about potential discrimination from healthcare providers,

*“Don’t like giving site address as had problems registering with the dentist, doctors”*

10.5 Other issues revolved around the lack of ability to travel to various healthcare services,

*“We don’t have our own transport - we rely on other people to take us. Bus stop is a long walk away and they are infrequent”*

*“Hospital is too far to go, I am asked to go to appointments but I don’t go because it is too difficult to get there. Bus stop is one mile away”*

10.6 People were asked to provide suggestions for how healthcare services could be improved, the following indicates the responses received.

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- 10.7 One respondent talked about how difficult an ambulance had found it to access the site in the past,

*“Ambulance access on the site is a problem. Vehicles cannot get up and down the road because of the snow and ice in winter.”*

- 10.8 Another respondent talked about experiencing unpleasant interactions with staff at the local health centre,

*“The Doctor’s receptionist can be very biased and rude, I don’t think she likes Travellers”*

- 10.9 However, it should be noted that a number of people reported either ambivalence or positive views towards healthcare services in the area,

*“No the services are all good as I’ve needed them a lot. They have helped me and my family loads”*

*“The doctor here is really good, very helpful”*

## 11. An assessment of accommodation need

11.1 Irrespective of the proposed change in policy targeted at resolving Gypsy and Traveller accommodation issues there are no signs that the growth in the Gypsy and Traveller population will slow significantly. Research from the Equalities and Human Rights Commission (EHRC) has indicated that around 6,000 additional pitches for Gypsies and Travellers are immediately required nationally to meet the current shortage of accommodation within England.<sup>22</sup>

### A note on the assessment of accommodation need

11.2 Because of the historical inequalities in pitch provision, Gypsies and Travellers have constrained choices as to where and how they would choose to live if they had real choice. So while choices for the non-Travelling community are generally much wider - as there is social housing available in every authority in the country - there are no local authority sites in around a third of the local authorities in England. Few local authorities have more than one socially rented site and a significant number of authorities have no authorised private sites.

11.3 Despite all local authorities across England completing a first round of Gypsy and Traveller Accommodation Needs Assessments (GTAAs) over the 2006-2009 period the methods of assessing and calculating the accommodation needs of Gypsies and Travellers are still developing. The model drawn upon here derives from a number of sources including:

- The Guidance on Gypsy and Traveller Accommodation Assessments.<sup>23</sup>
- Guidance for Regional Planning.<sup>24</sup>
- Knowledge and experience of assumptions featuring in other GTAAs and results of EiP tests of GTAAs
- The emerging messages arising from the recent CLG consultation document '*Planning for Travellers*'.

11.4 In a move from the first round of GTAAs this assessment has focussed more closely on two issues, the constitution of local and historic need and the need for site based accommodation in line with the planning definition (see Chapter 2). In terms of addressing local and historic need this assessment has measured this by:

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<sup>22</sup> See Brown, P., Henning, S. and Niner, P (2010) *Assessing local housing authorities' progress in meeting the accommodation needs of Gypsy and Traveller communities in England and Wales : Update 2010*. Equality and Human Rights Commission.

<sup>23</sup> CLG (2007) *Gypsy and Traveller Accommodation Assessments – Guidance*, London: HMSO.

<sup>24</sup> [http://www.communities.gov.uk/pub/209/PreparingRegionalSpatialStrategyreviewsonGypsiesandTravellersbyregionalplannings\\_id1508209.pdf](http://www.communities.gov.uk/pub/209/PreparingRegionalSpatialStrategyreviewsonGypsiesandTravellersbyregionalplannings_id1508209.pdf)

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- Surveying households resident in the District, as opposed to extrapolating trends and findings from households resident outside the District (i.e. which often occurs where neighbouring authorities have combined to produce joint GTAAs).
- Drawing upon empirical primary research within the District as opposed to developing projections based upon trends within the Caravan Count. Via a process of triangulation, records are brought together with survey responses on issues such as unauthorised sites, temporary consents and concealed households to develop a robust assessment of need. Similarly, an empirical assessment of local likely future needs is made possible via the comprehensive survey of households. Together these factors represent the latest position on historic demand.

11.5 In turn, the planning definition of Gypsies and Travellers as detailed in the new planning policy is operationalised by a refinement of accommodation need informed by the current mobility/nomadism of resident Gypsies and Travellers. In line with the sentiment of the definition of Gypsies and Travellers within the planning policy refinement of need is made possible by assessing the extent of travelling undertaken by households and whether travelling was no longer undertaken due to the specific reasons of needs associated with their, or a dependents, education, health or age.

11.6 It should be noted that the need reported as arising here is generated from households currently accommodated across a variety of accommodation types i.e. private sites, social sites and unauthorised sites. This does not entail a need for these types of tenure.

11.7 This study has taken a thorough assessment of the need arising from all sites (social, permanent, temporary and unauthorised) present at the time of the survey. As such this assessment of need should be regarded as a reasonable and robust assessment of need upon which to base planning decisions going forward.

11.8 Table 10.1 below contains the requirements for net additional pitches that need to be developed to meet the measured need. Sites given planning permission or developed through new social provision, 'genuine' vacancies on social and private sites arising in the District<sup>25</sup> occurring after the 1<sup>st</sup> October 2011 contribute to the need requirements detailed in the table below.

11.9 Accommodation need has been considered in this assessment by carefully exploring the following factors:

### ***Current residential supply***

- Socially rented pitches
- Private authorised pitches

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<sup>25</sup> Such vacancies will require close monitoring.



### ***Residential need 2012–2016***

- Temporary planning permissions, which will end over the assessment period.
- Concealment of households
- Allowance for family growth over the assessment period.
- Need for authorised pitches from families on unauthorised developments.
- Movement over the assessment period between sites and housing.
- Whether the closure of any existing sites is planned
- Potential need for residential pitches in the area from families on unauthorised encampments.
- Movement between areas.

11.10 Site overcrowding was also considered (i.e. whether there were more living units on sites designed for less) but there was no strong evidence that sites are overcrowded in this way to any great extent that requires additional pitches to be provided. Pitch overcrowding (i.e. more households occupying a single living area than they are designed for) is addressed within the consideration of household concealment.

### ***Additional supply, 2012–2016***

With the exception of a vacant pitch on one of the socially rented sites at the time of the assessment the supply of pitches between 2012–2016 has been considered but concluded to be nil. The supply of pitches within the District should be closely monitored. New mechanisms may be required to enable this. A number of factors are potential sources of supply:

- Pitches currently closed but re-entering use
- New sites planned
- Vacant pitches

11.11 The requirements are presented in summary form in Table 11.1 below. Table 11.1 details the accommodation and pitch need, derived from applying the definition as used in the Housing Act and the Planning definition. The housing definition is considered to illustrate overall accommodation need for the District. The planning definition refines the above need in order to illustrate the need for site-based accommodation. Each element is explained in greater detail below. **All figures relate to pitches not sites.**

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Table 11.1: Summary of Gypsy and Traveller accommodation and pitch need (2012-2026)

	Element of supply and need	Column 1	Column 2
		Accommodation Need/Supply Total (households)	Pitch Need/Supply Total (pitches): Application of Planning Definition
<b>Current residential supply</b>			
1	Socially rented pitches	58	58
2	Private authorised pitches	30	30
<b>3</b>	<b>Total authorised Gypsy and Traveller pitches</b>	<b>88</b>	<b>88</b>
<b>Residential pitch need, 2012–2016</b>			
4	End of temporary planning permissions	14	11
5	Concealed households	5	5
6	New household formation	6	6
7	Unauthorised developments	21	20
8	Net Movement from housing to sites	0	0
9	Closure of sites	0	0
10	Unauthorised encampments	0	0
11	Movement between areas	0	0
<b>12</b>	<b>Residential pitch need (2012–2016)</b>	<b>45</b>	<b>41</b>
<b>13</b>	<b>Supply (2012-2016)</b>	<b>1</b>	<b>1</b>
<b>14</b>	<b>Residential pitch need (2012-2016)</b>	<b>44</b>	<b>40</b>
<b>15</b>	<b>Residential pitch need (2017–2021)</b>	<b>16</b>	<b>15</b>
<b>16</b>	<b>Residential pitch need (2022–2026)</b>	<b>18</b>	<b>17</b>
<b>17</b>	<b>Total Residential pitch need (2012–2026)</b>	<b>78</b>	<b>72</b>

Note: For pragmatic reasons these figures have been rounded up to the nearest whole pitch for further details please see Table A5 in Appendix 5.

### Explanation of the need requirement elements

#### *Current residential supply*

11.12 **Row 1:** The number of pitches on socially rented sites provided by local authority information.

11.13 **Row 2:** The number of pitches on private authorised sites provided by local authority information.

11.14 **Row 3:** The total number of authorised pitches within the district.

**Residential pitch need 2012–2016**

11.15 **Row 4:** The number of pitches which have temporary planning permission due to expire within the assessment period. Column 1 of Table 11.1 details the number of pitches with temporary planning permission in the district ending within the assessment period. Column 2 of Table 11.1 details the number of pitches with temporary planning permission in the district ending within the assessment period, where residents are estimated to meet the need for site-based accommodation under the planning definition.

***Households on private sites with temporary planning permission meeting the planning definition***

Applying the planning definition to households within the district was made possible by assessing the extent of travelling undertaken by households and the reasons for not travelling where households were sedentary.

Column 1 of Table 11.1 presents the actual number of households currently residing on pitches with temporary planning permission which will end within the assessment period. Column 2 of Table 11.1 applies findings from the survey which detail the extent of travelling undertaken by these households. The findings and calculation are as follows.

**Finding:** The number of households living on temporary pitches who travel at times throughout the year was 57% of the resident households. Those households who no longer travelled for reasons of their or a dependents education, age or health needs was 21% of the resident households. Responses were checked to ensure no double counting.

**Calculation:** 78% on a base population of 14 pitches with temporary planning permission = 11 households who meet the Planning definition.

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- 11.16 **Row 5:** This details the number of concealed households occupying existing accommodation who require independent accommodation within the district. A total of 6 households require site based accommodation due to being concealed.

### ***Concealed households across accommodation types requiring site based accommodation***

**Finding:** The analysis of the survey showed that there were no households on sites or bricks and mortar housing that required site-based accommodation. However, information from Kent County Council indicated that there were 6 households who were currently doubled up on one of the socially rented sites who required independent accommodation in the district. All these households were independent households with children living on the pitches of their parents/families.

#### **Assumptions:**

- It is likely that these 6 households will form and demand independent accommodation so no pitch sharing adjustment has been made.
- As one interview was conducted with a household who was doubled-up on this site it is possible that the survey has already accounted for the needs of this households. The households reported that they were likely to move into bricks and mortar accommodation (see Row 6 & 11.17 below). Adjustment is needed to exclude the possibility of double-counting.
- All remaining households have been identified as needing site-based accommodation on the socially rented site they current inhabit.

**Calculation:** 6 households minus 1 potential move into housing = 5 concealed households.

11.17 **Row 6:** This is the number of new pitches required from new household formation.

***Pitch requirement from new households forming***

**Finding:** Drawing upon the information contained within Chapter 8, the analysis of the survey showed that there were 6 households likely to require pitch based accommodation in the district in the next 5 years from authorised sites. There were no households expected to form and require pitch based accommodation from bricks and mortar housing, unauthorised developments and temporary private sites.

**Assumptions:** It is unlikely that all households will form and demand independent accommodation. A ratio of pitch sharing has been assumed at a rate of 1:075 as advocated in the incomplete Inspector's Report for the South East Plan Partial Review.

**Calculation:**

- Authorised private sites (permanent) – 1 household was identified in the survey that required independent site based accommodation. Applying the pitch sharing ratio equates to 1 new household which is the equivalent to 6% of the sample on private sites. This is then grossed to the whole population of households on permanent private sites = 2 households
- Socially rented sites – 3 households were identified in the survey that required independent site based accommodation. Applying the pitch sharing ratio equates to 2 new households which is the equivalent to 7% of the sample on socially rented sites. This is then grossed to the whole population of households on permanent private sites = 4 households



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- 11.18 **Row 7:** This is the level of need arising from current unauthorised developments. Column 1 of Table 11.1 details the number of pitches on unauthorised developments within the district. Column 2 of Table 11.1 details the number of pitches on unauthorised developments where the residents are estimated to meet the need for site-based accommodation under the planning definition.

### ***Households on pitches on unauthorised developments meeting the planning definition***

Applying the planning definition to households within the District was made possible by assessing the extent of travelling undertaken by households and the reasons for not travelling where households were sedentary.

Column 1 of Table 11.1 presents the actual number of households currently residing on unauthorised developments. Since these sites are, by definition, unauthorised, these households are in need of authorised, legal accommodation, whether through the granting of planning permission, the provision of other accommodation options or the provision of accommodation elsewhere. Column 2 of Table 11.1 applies findings from the survey which detail the extent of travelling undertaken by these households. The findings and calculation are as follows.

**Finding:** The number of households living on unauthorised developments who travel at times throughout the year was 54% of the resident households. Those households who no longer travelled for reasons of their or a dependents education, age or health needs was 39% of the resident households. Responses were checked to ensure no double counting.

**Calculation:** 93% on a base population of 21 unauthorised pitches = 20 households who meet the Planning definition

11.19 **Row 8:** This is the estimation of the flow from sites to houses and vice versa.

***Movement between housing and sites***

**Movement from sites to housing finding:** Only 1 site based household expressed a firm intention to move into bricks and mortar accommodation. This is the equivalent of 2% of the total site based sample.

**Calculation:** 2% of the total site based population present at the time of the study = 2 households who will move from sites to housing over the assessment period

**Movement from housing to sites finding:** Only 1 respondent in bricks and mortar accommodation had firm intentions to move from their house on a site. This is the equivalent of 5% of the bricks and mortar sample.

**Calculation:** 5% of the estimated bricks and mortar population = 2 households who will move from housing to sites over the assessment period.

**Net movement from housing to sites = 0**

11.20 **Row 9:** Plans to close existing sites, which have been calculated within the supply of site accommodation, will ultimately displace a number of Gypsies and Travellers resulting in an increase in housing need. It is the understanding of the project team that there was no intention to close any residential site in the district.

11.21 **Row 10:** This provides an estimation of the need arising from households on unauthorised encampments. This factor takes into account households involved in unauthorised encampments that require a residential pitch in the Study Area. The Caravan Count records and records collected by Kent County Council indicate low to nil levels of unauthorised encampments in the district. The survey team saw no primary evidence of unauthorised encampments during the fieldwork. This assessment has not found any need for residential accommodation from households on unauthorised encampments.<sup>26</sup>

11.22 **Row 11:** This is the level of movement of households between areas. The survey found no evidence to suggest that there is movement between areas. It is assumed that if movement does occur in-migration will balance out migration

11.23 **Row 12:** This is the total gross residential need for pitches arising in the district between 2012-2016

11.24 **Row 13:** At the time of the survey there was 1 vacancy on one of the socially rented sites. This is the only supply element included in this assessment.

11.25 **Row 14:** The total net requirement for pitches in the district over the period 2012–2016.

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<sup>26</sup> This should remain under close review by the agencies responsible.

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### ***Permanent residential accommodation need over 2017–2021 and 2022-2026***

- 11.26 The current shortage of sites and pitches for Gypsies and Travellers means that it is difficult to predict trends in living arrangements until the current lack of pitch based accommodation has been addressed at a national level. There is no means of knowing how Gypsies and Travellers will decide to live in the next decade. There may be an increase in smaller households, moves into bricks and mortar housing may be more common or household formation may happen at a later age.
- 11.27 However, it is necessary to plan for the long term and anticipate pitch need from Gypsy and Traveller households. In order to tackle the complexity of needs that may well occur over the next decade it is established practice in assessment of Gypsy and Traveller accommodation need to apply an assumed rate of household growth. It has been common in similar studies to employ a standard 3% per annum compound rate of household growth. In order to produce a more locally responsive assessment this study considered the local household formation rate (based on predicted household growth 2012-2016) and found this to be 1.25% per annum compound. This is significantly lower than is found elsewhere. It should be noted that Table A2.4 outlines a significant number of children that will have reached an age where households are typically formed in Gypsy/Traveller families (i.e. 18-21 years) during the period to 2026. Although it appears that there seems to be a preference from some households for bricks and mortar accommodation, for their children, or incorporation within existing space this may not be a sustained trend. Taking these issues into consideration the 3% household growth rate has been employed. This figure is then applied, minus an assumed ratio for pitch sharing of 1:0.75, to the projected number of pitches which should be available by 2016. All household growth is assumed to require a site-based solution. This study does not allow for unauthorised developments over the next periods (2017 – 2021 and 2022 – 2026) because the factors which will contribute to future need have been clearly identified and measured as part of the study. The supply of pitches over the 2017–2026 period has been considered but has been assumed to be zero. This is consistent with earlier GTAAs and implicitly compensates for not taking into account needs arising from drivers other than family growth. It is recommended that the rate of household growth is kept under review.
- 11.28 **Row 15:** The total requirement for pitches in the district over the period 2017-2021.
- 11.29 **Row 16:** The total requirement for pitches in the district over the period 2022-2026.
- 11.30 **Row 17:** The total requirement for pitches in the district over the period 2012-2026.

### In summary

11.31 Analysis of data has shown that accommodation need will arise from the following factors:

- The ending of temporary planning permissions
- Concealed/doubled-up households in the area
- New households due to form
- Unauthorised developments

This analysis has shown that there is an accommodation need for **78 households** over the 2012-2026 period. However, when an adjustment is made to account for the use of the planning definition to assess accommodation needs there is a **pitch need for 72 households**. These figures incorporate a household growth rate of 3% a year compound as applied to all current site based households in the area and all future households that should be accommodated on pitches by 2016 to estimate need in the period 2017-2026.

### 12. An assessment of need for transit accommodation

12.1 Although to a certain extent nomadism and travelling are currently restricted by a lack of sites nationally, this remains an important feature of Gypsy and Traveller identity and way of life, even if only to visit fairs or visit family. Some Gypsies and Travellers are still highly mobile without a permanent base, and others travel for significant parts of the year from a winter base. More Gypsies and Travellers might travel if it were possible to find places to stop without the threat of constant eviction. Nationally the worst living conditions are commonly experienced by Gypsies and Travellers living on unauthorised encampments who do not have easy access to water or toilet facilities and have difficulties in accessing education and health services.

#### Need for Transit Sites and Stopping Places

- 12.2 National policy is clear that there should be provision in order for Gypsies and Travellers who choose to travel to do so without resorting to stopping illegally or inappropriately.
- 12.3 We found no clear evidence of the need for transit provision as a result of unauthorised encampments in the District. It appears that some transit need is currently being catered for by site-based households resident in the area who allow their families and friends to stay with them for short periods at various times throughout the year. No one mentioned accommodating visitors as being a problem except households on socially rented sites, who reported requiring permission from the site manager.
- 12.4 This assessment would support the approach of creating a network of transit facilities across Kent and the wider region to accommodate short term accommodation requirements. Such an approach is discussed in a regional study on transit need produced in 2009.<sup>27</sup>
- 12.5 There are a number of issues to note when considering the provision of transit accommodation:
- The geographic nature of the area - the provision of one transit site may not provide for need across the different areas of the District.
  - A single transit site would force the mixing of differing groups (family and ethnic) and could lead to potential tensions.
  - The needs of the travelling groups often combines a mixture of motivations (i.e. work, family and holiday). A uniform transit site may not meet the differing requirements.
  - Larger pitches on residential sites, or larger number of pitches on sites, provide the potential to meet the needs of short-term visitors and 'future-proof' against an increase in unauthorised encampments.

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<sup>27</sup> South East England Regional Gypsy and Traveller Transit Study, Final Report, Pat Niner, University of Birmingham, October 2009



- 12.6 Although transit need could be met by the creation of 'hard' purpose-made pitches/sites, it is also recommended that consideration is also given to the need for the development of such 'hard' pitches with the possibility of 'soft' transit pitches (i.e. designated stopping places). Such 'softer' options would provide Gypsies and Travellers with somewhere authorised and more secure to stop whilst creating a minimal environmental impact. Such stopping places are often favoured by Gypsy and Traveller households.
- 12.7 Requirements for provision of future transit accommodation are impossible to predict from this survey. Additional provision would only be required if the level of travelling were to increase markedly. This underlines the general importance of monitoring and reviewing travelling patterns and the incidence of transient unauthorised encampments regularly, and re-assessing provision usage and requirements.

### 13. Concluding comments

- 13.1 This final chapter contains some concluding comments which aim to help Sevenoaks District Council in understanding how the need arising within the District may best be met.
- 13.2 The Gypsy and Traveller population appears relatively stable with few incidents of unauthorised encampments, as need for short-term stays is apparently met by residential sites, and relatively few incidents of new unauthorised development of sites. This means that the accommodation need is arising, in the main, from Gypsy and Traveller residents of the District as opposed to those from outside the area.
- 13.3 It is worth noting that the need assessed in the original GTAA was not fully met, as sites were typically granted temporary consent, and that need has rolled over into this GTAA. In order to reduce need over the next period there should be a preference of granting permanent permission in order to reduce uncertainty and costs associated with precarious planning situations.
- 13.4 It is possible that a significant proportion of the accommodation need within the District can met in the first five years (2012-2016) by regularising the existing sites without permanent planning permissions, where these sites are considered to be acceptable. Table 13.1 outlines the scenarios of providing permanent planning permission to all temporary pitches sites meeting the planning definition (11 pitches) and pitches on unauthorised developments meeting the planning definition (20 pitches)

Table 13.1: Scenarios for meeting need by regularising temporary and unauthorised pitches

	Remaining need 2012-2016
Total pitch need 2012-2016	40
If permanent planning permission is granted to the 11 pitches with temporary permission seen to meet the planning definition (see Ch 11)	29
If permanent planning permission is granted to the 11 pitches with temporary permission seen to meet the planning definition and the 20 pitches on unauthorised developments seen to meet the planning definition (see Ch 11)	9

- 13.5 As Table 13.1 shows the vast majority of need for the period 2012-2016 could be met without any further investment in site provision by the regularising of existing pitches. However, this will require the assessment of existing temporary and unauthorised sites to determine whether they are appropriate locations for permanent Gypsy and Traveller accommodation. It should be noted that the Council should take steps to address the provision of affordable accommodation for those who require it.
- 13.6 It is the understanding of the authors that some of the overcrowding on one of the socially rented sites (Barnfield Park) could be alleviated by further investment leading to remodelling of the site. It is the view of the authors that this should be considered a priority, in order to address the accommodation conditions of existing residents, alongside the provision of new pitches elsewhere.

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- 13.7 There appears a nil need from Travelling Showpeople from households living within the District. However, it should be noted that Travelling Showpeople remain distinct from Gypsies and Travellers and further work may need to be produced, across local authority boundaries, to accurately understand their accommodation needs.
- 13.8 Although the pitch requirements over the 2012-2016 period should be seen as accurate as a result of utilising the best information available at the time of the study, pitch requirements for the 2017-2026 period should be seen as indicative due to the reliance on household growth figures. It is recommended that this assessment of accommodation need is repeated in due course (circa 5 years) to ensure this assessment remains as accurate as possible.
- 13.9 There is no apparent need for transit provision in any formal sense, as short-term visitors appear to be accommodated by households on residential sites. This should be monitored. Similarly, in order to 'future-proof' for need from visitors to the area consideration should be given to ensuring the provision of short-stay pitches is embedded within the permission granted for residential pitch accommodation.
- 13.10 The long term accommodation needs arising from Gypsy and Traveller households in bricks and mortar accommodation continue to be largely unknown. Although this assessment has been successful in including the needs of this group it is not known how representative these findings are across the entire population who live in houses. More work needs to take place around estimating the size of the housed population and monitoring their accommodation need. Some of this may be made possible as a result of findings from Census 2011 which included the ethnicities of Romany Gypsy and Irish Traveller.
- 13.11 Finally, it is imperative that progress is made to address the needs identified in this assessment. If no or little progress is made in meeting the accommodation needs of Gypsies and Travellers in the District it is likely that this would involve:
- No additional public site/pitch provision. Pitches on existing public and private sites would only come available through current natural turnover and these would then be let according to current allocation policies and practices;
  - Receiving applications for the development of private Gypsy or Traveller sites. The national trend indicates that these will often be unsuccessful (around 60% of the time). It is likely that these will stimulate long processes of refusals, enforcement, appeals and inquiries; and,
  - A continuation, and possible increase, in the number of unauthorised developments occurring across the District
- 13.12 The implications of this are that:
- The various needs that have been identified during the course of this assessment will not be met;
  - Households which are currently concealed and new households which are forming will not be able to locate in appropriate accommodation across the District;

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- The legal and other costs of accommodating or removing unauthorised sites will continue and may increase;
- The Council fail to meet the requirements of both the Housing Act 2004 and national planning policy, which outline the requirement for plans to be developed in order to meet the accommodation needs of Gypsies and Travellers.
- Greater conflict between the settled and Gypsy and Traveller populations as a result of unauthorised development in inappropriate areas.

13.13 Engaging with a broad array of partners will be essential in order to move Gypsy, Traveller and Travelling Showpeople accommodation provision forward. Effective partnership working should be developed with:

- internal staff and departments within the local authority to ensure a joined-up approach;
- elected members;
- adjacent local authorities;
- Homes and Communities Agency;
- key stakeholders including health, education and training, police and residential social landlords;
- Gypsies and Travellers (including the Showmen's Guild); and,
- The general public more widely

13.14 Only via effective partnership working can the accommodation needs identified here be addressed and have the best opportunity for long-term success.

13.15 It should be noted that the need identified in this assessment does not arise from people from elsewhere but from the existing residents of Sevenoaks. Addressing the accommodation needs of Gypsies, Travellers and Travelling Showpeople is the shortest and quickest route to helping to ensure positive outcomes for members of this population. Research has shown that a lack of suitable accommodation and poor conditions is related to poor educational and health as well as being at the root of ill feeling between the general non-Traveller community and Gypsies and Travellers. In addition, addressing accommodation will in the short and long-term reduce the costs of maintaining the process that surrounds unauthorised encampments and developments and help achieve additional revenue where socially rented sites are developed. Permanent solutions will offer the best chance for positive outcomes for all concerned and create a platform where greater engagement and cohesion can be fostered and developed throughout the District.

## Appendix 1: The assessment methodology

Draft practice guidance for local authorities undertaking Gypsy and Traveller Accommodation Assessments was released by the ODPM (now CLG) in February 2006 with final guidance made available in October 2007. Specialised guidance and assessments were felt to be required as many local authority housing needs assessments were previously failing to assess or identify the needs of Gypsies and Travellers. The Guidance explains why assessments are needed, how authorities might go about conducting an assessment and issues to consider. The Guidance is non-prescriptive in terms of methods but suggests that Gypsy and Traveller Accommodation Assessments integrate a wide variety of evidence such as existing secondary information, views of selected stakeholders and the views of Gypsies, Travellers and Travelling Showpeople.

It is noted that the recent draft Planning Policy Statement 'Planning for traveller sites' (CLG, 2011) has proposed removing the need for dedicated Gypsy and Traveller Accommodation Needs Assessments (GTAAs) from any new guidance. It states,

*While the Government is keen that planning policy highlights the importance of ensuring that targets are based on robust evidence, it does not consider it necessary to prescribe to local planning authorities the type and volume of evidence required, especially as their conclusions will be tested through the process of consultation and Examination in Public of local plans. This also accords with the Government's "streamlining" objectives by removing policy that is already adequately covered by legislation. The proposed policy states that local planning authorities set their own evidence-based targets for the provision of pitches/plots. The policy does not dictate what targets local planning authorities should adopt. This is a matter for local planning authorities to decide themselves depending on the circumstances in their particular area.*

However, in the absence of alternative methodologies for assessing the accommodation needs of Gypsies and Travellers we have adopted a modified survey of the sort used in the first round of GTAAs.

This assessment was undertaken in two distinct stages. Each of these stages is described in more detail below.

- Stage one – collation and review of existing information
- Stage two – survey with Gypsies and Travellers across the Study Area.

### **Stage One: Collation and review of existing secondary information**

This first stage comprised a review of the available literature and secondary sources obtained from government (central and local) and regional and community bodies. This provided an historical, social and political overview to the situation of Gypsies and Travellers in the Study Area. More specifically this included the collection, review and synthesis of:

- The bi-annual Count of Gypsy and Traveller Caravans.
- Records and data maintained and provided by the local authority and the County Council



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### Stage Two: Survey with Gypsies and Travellers

One of the most important aspects of the assessment was consulting with local Gypsies, Travellers and Travelling Showpeople; the fieldwork took place between October and December 2011. These consultations took the form of face-to-face interviews in order to gather information about their characteristics, experiences, accommodation and related needs and aspirations. The survey with Gypsies and Travellers is discussed below under three sections: sampling strategy and response rates; questionnaire design; and fieldwork and interviewers.

#### Sampling and response rates

Sampling Gypsy and Traveller households for Gypsy and Traveller Accommodation Assessments is always problematic given the absence of accurate information concerning the size and location of the Travelling communities. As such the sampling technique for the assessment was purposive rather than purely random. The sampling strategy for the assessment differed depending upon the particular accommodation type currently inhabited by Gypsies, Travellers and Travelling Showpeople in the Study Area.<sup>28</sup>

- For households on the socially rented sites, authorised private sites and unauthorised developments we compiled a sample frame from information provided by the local authority. We set an aspirational quota for the interviews of 50% of the occupied pitches on these sites. Repeat visits were made to locations in order to achieve interviews if households were away from the site, it was not convenient for the household in question or the fieldworkers ran out of time.
- For households on unauthorised encampments, officers were encouraged to inform the fieldwork team when and where encampments occurred during the fieldwork period. Fieldwork team members also sought to utilise their own contacts to trace any unauthorised sites. There were no unauthorised encampments reported to the team during the fieldwork period and none were found. From looking at the Caravan Count and from discussions with stakeholders it appears that the low number of encampments is reflective of the current trend.
- As the population of Gypsies and Travellers in bricks and mortar housing is relatively hidden from official records there was no sample frame from which to identify people. Therefore, in order to engage with housed Gypsies and Travellers the fieldwork team relied on three main methods: contacts of Gypsies and Travellers who had already been interviewed as part of the assessment; the contacts of the Gypsy and Traveller Community Interviewers on the fieldwork team; and contacts provided by stakeholders.
- Contact with Travelling Showpeople was made possible by information held by the local authority as to the whereabouts of yards as well as links provided by the local section of the Showmen's Guild.

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<sup>28</sup> Such a sampling strategy coupled with the lack of knowledge about the overall size of the Gypsy and Traveller population means that discussing statistical issues such as sampling error and confidence intervals would be misleading.

A total of 86 households were involved in the assessment within the district.

Table A1.1 below illustrates how the assessment sample relates to the known number of pitches and estimated population by accommodation type. As can be seen, we endeavoured to include all known sites in the Study. To be clear Table A1.2 reflects achieved household interviews. This represents the households who opted to participate in the study rather than the number of households approached. Anecdotally, households on temporary sites often tend to perceive, when asked, that they no longer have any accommodation needs, with households on unauthorised developments often wary of participating in a survey such as this in case participation complicated, or was detrimental to, their planning application (despite the researchers explaining that it was in no way linked to their application). However, we would not advocate taking these reasons as proxies for having no household need due to the level of suspicion in the communities around surveys of this nature. We therefore believe that the sample is as representative as can be reasonably expected.

Table A1.1: Sample in relation to local Gypsy and Traveller population

Type of accommodation	No. of sites			No. of known occupied pitches/households		
	Total	Sample	%	Total	Sample	%
Socially rented sites	3	3	100	57	27	47
Residential private authorised pitches (permanent)	11	7	64	30	18	60
Residential private authorised pitches (temporary)	7	7	100	14	7	50
Unauthorised developments	8	7	88	21	13	62
Unauthorised encampments	NA	NA	NA	NA	NA	NA
Housed	NA	NA	NA	NA	20	NA
Authorised Travelling Showpeople yards	1	1	100	1	1	100

In terms of the gender split between interviewees, we spoke to 12 men (14%) and 74 women (86%). This reflects a commonly achieved gender distribution in GTAAs.

On a base population of 163 households we consulted with 86 resident households, 53% of the estimated resident Gypsy and Traveller community across the Study Area. We believe that as the sample included a range of accommodation types and household circumstances we have no reason to believe that those households included in the survey are untypical from the total population in the area. Overall, we believe that the findings for the assessment are based on reliable information from accommodation types within the Study Area.

### Questionnaire design

All household interviews have utilised a structured questionnaire upon which questions were routed according to the appropriate accommodation type. Questions were a mixture of tick-box answers and open-ended questions. This mixed approach enabled us to gather quantifiable information, but also allowed for contextualisation and qualification by the more narrative responses. The survey contained the following sections:

- Current accommodation;
- Local and historic connection;
- Travelling;

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- Previous housing experiences;
- Household details;
- Health services; and
- Future accommodation.

The questionnaire used in the assessment is available in Appendix 4.

### **Fieldwork and interviewers**

In addition to SHUSU fieldwork staff, and of crucial importance to engaging as effectively as possible with the Gypsy and Traveller population, was the involvement of Gypsy and Traveller Community Interviewers. In total, two members of the Gypsy and Traveller community were involved in the assessment as Community Interviewers. These interviewers had worked previously with SHUSU and were of Romany Gypsy background and lived outside the area.

Each interviewer took part in refresher training, prior to commencing fieldwork, and provided with support from the core study team members during their interviewing activity. Each questionnaire which was returned to us was subject to quality control and appropriate feedback was given to the interviewers. By taking this approach we found we were able to access a range of people that would not otherwise have been included in the assessment, such as 'hidden' members of the community (older people or people living in bricks and mortar housing), and those people who were uncomfortable talking to non-Travellers.

## Appendix 2: Demographics of the local Gypsy and Traveller population

This section aims to provide some information on the demographics of the sample involved in this accommodation assessment within the Study Area.

### Demographic and household characteristics

Characteristics of Gypsy and Traveller communities are often hidden or not widely known. Gypsy and Traveller Accommodation Assessments present an ideal opportunity to get to know more about the community at large, particularly in terms of living circumstances, age, Gypsy and Traveller groups and household composition. The following aims to provide some information about the composition of Gypsy and Traveller households in the sample.

#### Age of interviewees

The age profile of the sample can be seen from Table A2.1. The 25–39 age group was the most consulted during the assessment, forming 31% of the total sample. This was followed by the 40–49 age group (26%) and then the 18–24 age group (14%). A total of 17% of the sample were aged 60 years and over.

Table A2.1: Age of interviewees

Age Group	No.	%
18–24	12	14
25–39	27	31
40–49	22	26
50–59	10	12
60–64	10	12
65–74	3	4
75–84	1	1
<b>Total</b>	<b>85</b>	

Base: 85 respondents providing information

#### Household size

In total, the survey sample accounts for 284 members of the Gypsy and Traveller community in the Study Area. The average household size for the whole sample is 3.4 – larger than the household size of the non-Traveller population. However, this hides a range in household sizes as indicated in Table A2.2 below.

Table A2.2: Household size distribution

Household Size	No.	%
1 Person	9	11
2 Persons	18	21
3 Persons	15	17
4 Persons	26	30
5 Persons	12	14
6 Persons	5	6
<b>Total people</b>	<b>284</b>	

Base: 85 respondents providing information

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There was very little variation in the size of households in relation to their current accommodation type. As can be seen from Table A2.3, respondents living on the most precarious sites (private sites with temporary planning permission and unauthorised developments) tended to have the largest households.

Table A2.3: Average household size by accommodation type

Accommodation type	Average household size
Residential private sites (Temp)	3.6
Unauthorised developments	3.5
Residential private sites (Perm)	3.2
Bricks and Mortar	3.2
Socially rented sites	3
Travelling Showpeople	1

Base: 85 respondents providing information

In order to consider household growth the number of children of different age cohorts were analysed. This can be seen as recorded in the survey and then grossed to the known population across accommodation types in Table A2.4.

Table A2.4: Number of children in households by accommodation type

	Unauthorised development		Socially rented sites		Residential private sites (Temp)		Residential private sites (Perm)		Bricks & Mortar		Travelling Showpeople		Total	
	Actual	Grossed	Actual	Grossed	Actual	Grossed	Actual	Grossed	Actual	Grossed	Actual	Grossed	Actual	Grossed
Children 0-4	5	8	20	42	4	8	4	7	0	0	0	0	33	65
Children 5-10	10	16	9	19	2	4	6	10	17	34	0	0	44	83
Children 11-16	4	7	8	17	2	4	6	10	12	24	0	0	32	62

Base: 86 respondents providing information

### Gypsy and Traveller groups

The largest single group was Romany/Gypsy (78%), followed by smaller numbers of Irish Travellers (5%), Other (2%) and Traveller (not specified) (1%).

Table A2.5: Interviewees by Gypsy and Traveller group

Gypsy and Traveller groups	No. of households	%
Romany/Gypsy (English)	78	91
Irish Traveller	5	6
Other	2	2
Traveller (not specified)	1	1
<b>Total</b>	<b>86</b>	

Base: 86 respondents providing information



### Appendix 3: Authorised sites with planning permission and unauthorised developments

#### Socially rented sites

Table A3.1: Socially rented sites

Site	No. of pitches
Hever Road	16
Polhill	7
Barnfield Park	35
<b>Total</b>	<b>58</b>

#### Authorised sites with permanent planning permission

Table A3.2: Authorised private sites with permanent planning consent

Site	Estimated No. of pitches
Early Autumn, West Kingsdown	2
Valley Park, Hextable	17
Eagle's Farm, West Kingsdown	2
Macandy, Knatts Valley	1
The Oaks Farm, Knockholt	1
Greenvale, West Kingsdown	1
Two Barnes, West Kingsdown	1
The Old Piggery, Knatts Valley	1
Pembroke House, Swanley	1
Park Lane, Swanley Village	2
72 Lower Road, Hextable	1
<b>Total</b>	<b>30</b>

#### Authorised sites with temporary planning permission

Table A3.3: Authorised private sites with temporary planning consent

Site	Estimated No. of pitches	Planning consent dates
Eagle's Farm, West Kingsdown	2	Granted 20/02/08 expires February 2013
Land SW Broomhill, Swanley	2	Granted 11/12/08 expires December 2012
Bournewood Brickworks, Crockenhill	1	Granted 13/01/09 expires January 2012
Robertson's Nursery, Swanley	1	Granted 24/07/09 expires July 2012
Seven Acre Farm, Edenbridge	6	Granted 17/09/10 expires September 2013
Hollywood Gardens, West Kingsdown	1	Granted 18/05/10 expires May 2013
The Mobile Home, Hextable	1	Granted 28/10/10 expires October 2013
<b>Total</b>	<b>14</b>	

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### Unauthorised developments

Table A3.4: Unauthorised developments

Site	Est pitches/ households
Knockholt Station, Halstead *	6
Land south of déjà vu, Swanley *	3
Brands Hatch Garage, Fawkham~	1
Fordwood Farm, Ash	1
Hill Top Farm, Farningham	5
Hopgarden Farm, Otford	1
Plot 4, South Darenth	1
St George's Stable, Well Hill~	3
<b>Total</b>	<b>21</b>

\* Further temporary planning permissions granted on these sites following the completion of the household survey by permissions SE/11/01510 and SE/11/02120, respectively

~ Sites have now been vacated.

## Appendix 4: Questionnaire

### Maidstone & Sevenoaks Gypsy, Traveller and Showpeople Study Site Accommodation Questionnaire

#### Introduction

My name is [ ] and I work for the University of Salford in Manchester [show badge]. We have been asked by the local authority [Maidstone or Sevenoaks] to see what sort of accommodation Gypsies, Travellers and Showpeople need locally. We want to be sure that we understand what people need. We're looking to speak with a number of people staying in the local area, in houses, on council sites, on private sites and on the roadside, to get a range of views. The views that we collect may help plan and improve accommodation, sites, planning and other services in the future.

We are completely independent of any local council or the government. Would you be willing to talk to me? If you agree it will probably about 25 minutes. I have a number of questions I would like to ask but I would like to hear about anything else you feel is relevant. I will be writing down your answers but the interview will be confidential and no one will be identified in any report that we write, and there is no way that anyone will be able to trace any particular answer back to you.

Would you be willing to talk to me? If it's not a good time I could arrange to come back later if that suits you better.

CHECK! Have you already been interviewed for this survey before? Do you have one of these (show pink sheet)?

Site ref number: \_\_\_\_\_

Local authority: \_\_\_\_\_

Address/Site: \_\_\_\_\_

Date of Interview: \_\_\_\_\_

Interviewer name: \_\_\_\_\_

**If, during the interview a question comes up that you don't want to answer just say so and I'll move on**

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### SECTION A: CURRENT ACCOMMODATION

The first set of questions is about where you are living at present and your views about it. Can I ask you first about the living accommodation you have for yourself and your family?

QA1. Type of accommodation. **(Please tick ✓ one box only)**

- |  |                                    |
|--|------------------------------------|
| Unauthorised encampment  | <input type="checkbox"/> Go to QA5 |
| Unauthorised development (own land no planning)                      | <input type="checkbox"/> Go to QA4 |
| Residential Council/site/yard  | <input type="checkbox"/> Go to QA4 |
| Residential Private site/yard with permanent planning permission     | <input type="checkbox"/> Go to QA3 |
| Residential Private site/yard with temporary planning permission     | <input type="checkbox"/> Go to QA4 |
| Bricks & Mortar (rented from the local authority or social landlord) | <input type="checkbox"/> Go to QA2 |
| Bricks & Mortar (rented from a private landlord)                     | <input type="checkbox"/> Go to QA2 |
| Bricks & Mortar (owner occupier)                                     | <input type="checkbox"/> Go to QA2 |
| Other (please specify below)   | <input type="checkbox"/> Go to QA4 |
- 

QA2. How many bedrooms do you have here? **(Please tick ✓ one box only)**

- |              |                                    |
|--------------|------------------------------------|
| One          | <input type="checkbox"/> Go to QA6 |
| Two          | <input type="checkbox"/> Go to QA6 |
| Three        | <input type="checkbox"/> Go to QA6 |
| Four or more | <input type="checkbox"/> Go to QA6 |

QA3. Is the permission 'personal' i.e. for you and your family only? **(Please tick ✓ one box only)**

- |            |                                    |
|------------|------------------------------------|
| Yes        | <input type="checkbox"/> Go to QA4 |
| No         | <input type="checkbox"/> Go to QA4 |
| Don't know | <input type="checkbox"/> Go to QA4 |

QA4. Do you? **(Please tick ✓ one box only)**

- |                              |                                    |
|------------------------------|------------------------------------|
| Own your plot/pitch          | <input type="checkbox"/> Go to QA5 |
| Rent your plot/pitch         | <input type="checkbox"/> Go to QA5 |
| Other (please specify below) | <input type="checkbox"/> Go to QA5 |
- 

- |            |                                    |
|------------|------------------------------------|
| Don't know | <input type="checkbox"/> Go to QA5 |
|------------|------------------------------------|

QA5. Do you? (Please tick ✓ one box only)

- Own your trailer/chalets/units
- Rent your trailer/chalets/units
- Other (please specify below)

---

- Don't know

QA6. How many trailers/chalets/units..... (Please write in spaces provided)

- a. Do you have in total? \_\_\_\_\_
- b. Are used as sleeping spaces? \_\_\_\_\_
- c. Are used as living spaces (non sleeping)? \_\_\_\_\_
- d. Trailers are used mainly for storage/occasional use? \_\_\_\_\_

QA7. Would you say you have enough space for your household at its current size in this home / pitch? (Please tick ✓ one box only)  
(Interviewer: this relates not just to bedrooms but all of the dwelling / pitch)

- Yes  Go to QA9
- No  Go to QA8
- Don't know  Go to QA9

QA8. Do you feel that you need? (Please tick ✓ all that apply)

- A larger site/yard
- A larger pitch/plot
- More caravans/trailers/units
- Larger caravans/trailers/units
- More bedrooms or living space
- Other (please specify below)

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QA9. What was the **main reason** for moving to this site/encampment/house/yard?  
(Please tick ✓ **one box only**)

Moved there with parents/family (if known, detail family/parents reasons for moving)

---

Born/raised there (if known, detail family/parents reasons for moving)

---

Own health/family member or other dependent health reasons (please explain below)

---

To be near family/friends

To look after a family member / dependent in old age

Evicted from last accommodation

Lack of sites

Overcrowded in previous accommodation

For children's schooling/education

Homeless

Work available in the area

Land/pitch was available to buy

There was a vacancy

Convenient for working pattern (**Showpeople only**)

Holiday

Family event

Other (please specify below)

---

### **CONTINUE TO SECTION B FOR UNAUTHORISED ENCAMPMENTS**

QA10. Do other Gypsies/Travellers/Showpeople (friends/family etc.) come to stay with you on a short-term/transit basis? (Please tick ✓ **one box only**)

Yes  **Go to QA11**

No  **Go to QA12**

Don't know  **Go to QA12**



QA11. Can you briefly describe who comes to stay, how often they come, how long they stay and how many trailers they bring (i.e. daughter, her husband and dependent children, twice a year for around 2 weeks each time, with 2 trailers.)? **(Interviewer: this is to explore how much transit need is being taken care of informally)**

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QA12. Is hosting visitors here? **(Please tick ✓ one box only)**

Not a problem for you

A problem (please specify below)

Other (please specify below)

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QA13. **Specific question for Showpeople.** What equipment do you have at present? **(Please list main items and number of pieces of equipment as well as issues regarding the storage of them)**

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### SECTION B: LOCAL AND HISTORIC CONNECTION

This section moves onto asking you about why you are staying in this particular area.

QB1. Are there particular reasons for staying in this area?

(Interviewer:

a. Tick all the reasons that apply

b. From the reasons they have given, ask them to choose one that was most important)

	a: Yes (Tick ✓ all that apply)	b: Most important reason (Tick ✓ one only)
Born/raised here		
Have family living in area		
Own/family/dependent health		
Look after a family member/dependent in old age		
Children's schooling/education		
Homeless		
Work available in the area		
Convenient for working pattern (Showpeople)		
Availability of site(s)/accommodation		
Lack of sites		
Holiday		
Family or community event		
Only place I could find		
Other (please specify below)		

QB2. How long have you lived in this general area? (Interviewer: ideally we are looking at the local authority area Maidstone or Sevenoaks) (Please tick ✓ one box only)

- Less than 1 month
- Between 1 and 6 months
- 6 months or more but less than 12
- 1 years or more but less than 3
- 3 years or more but less than 5
- 5 years or more but less than 10
- 10 years or more
- Don't know

QB3. How long have you been here on this site/encampment/house/yard?  
**(Please tick ✓ one box only)**

- Up to 1 week  Go to QB4
- 2-4 weeks  Go to QB4
- More than 1 month but less than 3 months  Go to QB4
- 3 months or more but less than 6 months  Go to QB4
- 6 months or more but less than 12 months  Go to QB4
- 1 years or more but less than 3 years  Go to QB4
- 3 years or more but less than 5 years  Go to QB4
- 5 years or more but less than 10 years  Go to QB4
- 10 years or more  Go to QB5
- Don't know  Go to QB4

QB4. If resided for less than 10 years at the site/encampment/house/yard please can you tell me where you have lived since late 2001?

Dates (from – to) starting with 2001 onwards	Nearest town	Local authority (if known)	Site type (roadside, UD, LA site, private site)

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Dates (from – to) starting with 2001 onwards	Nearest town	Local authority (if known)	Site type (roadside, UD, LA site, private site)

QB5. Out of 52 weeks of the year how many weeks do you usually live in this area? **(Interviewer: ideally we are looking at the local authority area i.e. Maidstone or Sevenoaks)?**  
**(Please tick ✓ one box only)**

- |                         |   |
|-------------------------|---|
| Between 1 and 10 weeks  | <input type="checkbox"/> <b>Go to QB6</b> |
| Between 11 and 20 weeks | <input type="checkbox"/> <b>Go to QB6</b> |
| Between 21 and 30 weeks | <input type="checkbox"/> <b>Go to QB6</b> |
| Between 31 and 40 weeks | <input type="checkbox"/> <b>Go to QB6</b> |
| Between 41 and 51 weeks | <input type="checkbox"/> <b>Go to QB6</b> |
| 52/Never leave          | <input type="checkbox"/> <b>Go to QB7</b> |
| Don't know              | <input type="checkbox"/> <b>Go to QB6</b> |

QB6. Where do you usually go for the other part of the year? (i.e. travel for x number of weeks during summer) **(Interviewer note: explore the general areas they go and why)**

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QB7. Do you have a base somewhere else? **(Please tick ✓ one box only)**

- |            |                          |                        |
|------------|--------------------------|------------------------|
| Yes        | <input type="checkbox"/> | <b>Go to QB8</b>       |
| No         | <input type="checkbox"/> | <b>Go to SECTION C</b> |
| Don't know | <input type="checkbox"/> | <b>Go to SECTION C</b> |

QB8. If **YES**, where is it and what type of base?

a: Where is it? (i.e. town/local authority)

---

b: What type of accommodation is it?

- Unauthorised development (own land no planning)
- Residential Council/ site/yard
- Residential Private site/yard with permanent planning permission
- Residential Private site/yard with temporary planning permission
- Bricks & Mortar (rented from the local authority or social landlord)
- Bricks & Mortar (rented from a private landlord)
- Bricks & Mortar (owner occupier)
- Other (please specify below)

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### SECTION C: TRAVELLING

If it's ok I'd like to talk about your experiences of travelling, or moving about, in general

QC1. How often do you travel or move at present? (Travelling whilst living in a caravan or trailer?)  
(Please tick ✓ the statement that most closely resembles your travelling patterns)

- |   |                                    |
|---|------------------------------------|
| I/we travel or move every day or so     | <input type="checkbox"/> Go to QC4 |
| I we travel or move every week or so    | <input type="checkbox"/> Go to QC4 |
| I/we travel or move every month or so   | <input type="checkbox"/> Go to QC4 |
| I/ we travel or move a few times a year | <input type="checkbox"/> Go to QC4 |
| I/we travel or move once a year only    | <input type="checkbox"/> Go to QC4 |
| I/we never travel                       | <input type="checkbox"/> Go to QC2 |

QC2. If **NEVER**, is this because of any of the following reasons? (Please tick ✓ all that apply)

	Yes	No
Your, a family member or a dependents health		
Your, a family member or a dependents educational needs		
Your, a family member or a dependents older age		
Other (please specify below)		

QC3. If **NEVER**, When did you last travel? (Interviewer: ascertain number of months/years ago)

---

#### IF NEVER TRAVEL GO TO SECTION D

QC4. Which places do you like to go? - List 3 main areas (Note: Travelling Showpeople should indicate the 3 main areas their fairs/events take place)

1. \_\_\_\_\_  
(nearest town: \_\_\_\_\_)

2. \_\_\_\_\_  
(nearest town: \_\_\_\_\_)

3. \_\_\_\_\_  
(nearest town: \_\_\_\_\_)



QC5. How many trailers/caravans do you normally travel with? \_\_\_\_\_  
**(Interviewer: insert 0 if none)**

QC6. How many pieces of equipment do you normally travel with? \_\_\_\_\_  
**(Interviewer: insert 0 if none)**

QC7. Have you travelled in the last 12 months?

- Yes  **Go to QC8**
- No  **Go to SECTION D**
- Don't know  **Go to SECTION D**

QC8. In the last 12 months, did you travel for any of the following reasons?

- (Interviewer:**
- a. Tick all the reasons that apply**
  - b. From the reasons they have given, ask them to choose one that was most important)**

	<b>a: Yes (Tick ✓ all that apply)</b>	<b>b: The main reason (Tick ✓ one only)</b>
Work opportunities		
A holiday		
Attend a fair (not working at fair)		
To visit relatives		
To attend family events		
To attend community events		
Other (please specify below)		

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QC9. In the last 12 months have you stayed at any of the following?  
(Please tick ✓ all that apply)

	Yes	No
Roadside (countryside)		
Roadside (town/city)		
Caravan park (i.e. holiday park/campsite)		
With family/relatives on private sites		
With family/relatives on council/public sites		
Public or private transit sites		
Farmer's fields		
Designated fairground land for Showpeople		
Other Showpeople yards		
Other (please specify below)		

---

**SECTION D: PREVIOUS HOUSING EXPERIENCES**

Is it ok now to move onto talking about some of the places you have lived in the past?

QD1. What type of accommodation did you live in/on immediately before you came here?  
**(Please tick ✓ one box only)**

- |  |   |
|--|---|
| Unauthorised encampment  | <input type="checkbox"/> <b>Go to QD2</b>       |
| Unauthorised development (own land no planning)                      | <input type="checkbox"/> <b>Go to QD2</b>       |
| Residential Council/ site/yard                                       | <input type="checkbox"/> <b>Go to QD2</b>       |
| Residential Private site/yard with permanent planning permission     | <input type="checkbox"/> <b>Go to QD2</b>       |
| Residential Private site/yard with temporary planning permission     | <input type="checkbox"/> <b>Go to QD2</b>       |
| Transit site   | <input type="checkbox"/> <b>Go to QD2</b>       |
| Bricks & Mortar (rented from the local authority or social landlord) | <input type="checkbox"/> <b>Go to QD2</b>       |
| Bricks & Mortar (rented from a private landlord)                     | <input type="checkbox"/> <b>Go to QD2</b>       |
| Bricks & Mortar (owner occupier)                                     | <input type="checkbox"/> <b>Go to QD2</b>       |
| Been here all my adult life  | <input type="checkbox"/> <b>Go to SECTION E</b> |
| Other (please specify below)   | <input type="checkbox"/> <b>Go to QD2</b>       |
- 

QD2. Where was this? (i.e. which town/local authority)

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QD3. What was the main reason for leaving there? (Please tick ✓ one box only)

- |  |                          |
|--|--------------------------|
| To be near family/friends                                  | <input type="checkbox"/> |
| Own health/family member or other dependent health reasons | <input type="checkbox"/> |
| Evicted  | <input type="checkbox"/> |
| For children's schooling/education                         | <input type="checkbox"/> |
| Harassment   | <input type="checkbox"/> |
| Land/pitch was available to buy here                       | <input type="checkbox"/> |
| There was a vacancy here                                   | <input type="checkbox"/> |
| Overcrowded conditions                                     | <input type="checkbox"/> |
| Fears over personal safety                                 | <input type="checkbox"/> |
| Site closure   | <input type="checkbox"/> |
| Planning problems  | <input type="checkbox"/> |
| Wanted independence  | <input type="checkbox"/> |
| Work reasons   | <input type="checkbox"/> |
| To travel  | <input type="checkbox"/> |
| Site/accommodation conditions                              | <input type="checkbox"/> |
| Get married/live with partner                              | <input type="checkbox"/> |
| No particular reason                                       | <input type="checkbox"/> |
| Other (please specify below)                               | <input type="checkbox"/> |
- 

QD4. Have you ever lived in a house (Interviewer – if currently in a house this question asks about previous housing)? (Please tick ✓ one box only)

- |            |                          |                        |
|------------|--------------------------|------------------------|
| Yes        | <input type="checkbox"/> | <b>Go to QD5</b>       |
| No         | <input type="checkbox"/> | <b>Go to SECTION E</b> |
| Don't know | <input type="checkbox"/> | <b>Go to SECTION E</b> |

QD5. What type of house? (Please tick ✓ one box only)

- |                                |                          |
|--------------------------------|--------------------------|
| Council rented                 | <input type="checkbox"/> |
| Housing Association/RSL rented | <input type="checkbox"/> |
| Private rented                 | <input type="checkbox"/> |
| Privately owned                | <input type="checkbox"/> |
| Other (please specify below)   | <input type="checkbox"/> |
-

QD6. Where was it? (i.e. which town/local authority)

---

QD7. What was the main reason for moving to that house? (Please tick ✓ one box only)

Moved there with parents/family (if known, detail family/parents reasons for moving)

---

Born/raised there (if known, detail family/parents reasons for moving)

---

Own health/family member or other dependent health reasons (please explain below)

---

To be near family/friends

To look after a family member / dependent in old age

Evicted from last site

Lack of sites

For children's schooling/education

Homeless

Work available in the area

House was available to buy

House was available to rent

Convenient for working pattern (**Showpeople**)

Other (please specify below)

---

QD8. How would you rate your experience of living in a house? (Please tick ✓ one box only)

Very good	Good	Neither good nor poor	Poor	Very poor	Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Agenda Item 7

QD9. What was the **main reason** for leaving the house? (**Please tick ✓ one box only**)

- |  |                          |
|--|--------------------------|
| To be near family/friends                                  | <input type="checkbox"/> |
| Own health/family member or other dependent health reasons | <input type="checkbox"/> |
| Evicted  | <input type="checkbox"/> |
| For children's schooling/education                         | <input type="checkbox"/> |
| Harassment   | <input type="checkbox"/> |
| Land/pitch was available to buy here                       | <input type="checkbox"/> |
| There was a vacancy here                                   | <input type="checkbox"/> |
| Overcrowded conditions                                     | <input type="checkbox"/> |
| Fears over personal safety                                 | <input type="checkbox"/> |
| Wanted independence  | <input type="checkbox"/> |
| Work reasons   | <input type="checkbox"/> |
| To travel  | <input type="checkbox"/> |
| Site/accommodation conditions                              | <input type="checkbox"/> |
| Get married/live with partner                              | <input type="checkbox"/> |
| No particular reason                                       | <input type="checkbox"/> |
| Other (please specify below)                               | <input type="checkbox"/> |
-



**SECTION E: HOUSEHOLD DETAILS**

QE1. Thinking about the people you live with, can you tell me their ages, whether they are male or female, their marital status and their relationship to you.

**Interviewer: Please note that the person you interview is always number 1. In order to avoid confusion you should work downwards getting all information for one household member, then moving on to next household member.**

AGE	FAMILY MEMBER										
	1	2	3	4	5	6	7	8	9	10	11
0 – 5 years											
6 – 10 years											
11 – 16 years											
17 – 24 years											
25 – 39 years											
40 – 49 years											
50 – 59 years											
60 – 74 years											
75 – 84 years											
85 years +											
<b>GENDER</b>											
Male											
Female											
<b>MARITAL STATUS</b>											
Married											
Single											
Living together											
Widowed											
Separated											
Divorced											
<b>RELATIONSHIP</b>											
Partner											
Son or daughter											
Sister/brother											
Uncle/aunt											
Cousin											
Grandparent											
Grandchild											
Other											

## Agenda Item 7

### OFFICE USE ONLY

QE2. How many people are there in the household? \_\_\_\_\_

QE3. How many adults are there in the household aged 60 or over? \_\_\_\_\_

QE4. How many children are there in your household aged:

None

0 – 5 \_\_\_\_\_

6 – 10 \_\_\_\_\_

11 – 16 \_\_\_\_\_

QE5. How do you think of yourself? **(Please tick ✓ one box only)**

Romany/Gypsy (English)

Welsh Gypsy/Traveller

Scottish Gypsy/ Traveller

Irish Traveller

New Traveller

Traveller (not specified)

Showmen/Circus person

Roma

Bargee/Boat dweller

Other (please specify below)

\_\_\_\_\_

Don't know

Refused

Do you mind telling me a bit about the work you and your family do?

QE6. Are you and your family employed/self employed?

**(Please write the number of people as well if appropriate)**

Self employed  \_\_\_\_\_

Employed  \_\_\_\_\_

Both employed and self-employed  \_\_\_\_\_

Retired  \_\_\_\_\_

QE7. Do you mind telling me what type of work you and your family do? **(i.e. main trade)**

\_\_\_\_\_  
\_\_\_\_\_

QE8. Where do you (mostly) work? **(Please tick ✓ one box only)**

- Within the same local area
- Within Maidstone/Sevenoaks  
**(note: show map of district and include place below)**
- Within South East
- Other parts of the UK
- Abroad
- Other (please specify below)

\_\_\_\_\_  
**Interviewer prompt for a specific location (i.e. nearest town)**

\_\_\_\_\_  
\_\_\_\_\_

QE9. Do you have any site/space needs relating to your work? **(Please tick ✓ one box only)**

- Yes  **Go to QE10**
- No  **Go to SECTION F**
- Don't know  **Go to SECTION F**

QE10. If **YES**, what needs?

\_\_\_\_\_  
\_\_\_\_\_

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## SECTION F: HEALTH SERVICES

I'd like to talk to you a little bit about what you think of the local health services.

QF1. Do you or your family feel that you have sufficient access to the following services?

Service	Have access		Not relevant
	Yes	No	
GP/health centre			
Health visitor			
Maternity care			
A&E			
Dentist			

QF2. Is there anything that stops you from accessing any of the above?  
**(Please tick ✓ one box only)**

- Yes  **Go to QF3**
- No  **Go to QF4**
- Don't know  **Go to QF4**

QF3. If **YES**, what? **(Interviewer: probe for issues such as transport, lack of awareness, etc)**

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QF4. Are there any ways in which you think health services, or your access to them, could be improved?

---

---

---

---

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**SECTION G: FUTURE ACCOMMODATION**

Finally I'd like to ask some questions about the future.

QG1. Thinking about your current accommodation which of the following applies to you?  
**(Please tick ✓ one box only)**

- |   |   |
|---|---|
| I would like to move immediately                      | <input type="checkbox"/> <b>Go to QG2</b> |
| I would like to move in the next 12 months            | <input type="checkbox"/> <b>Go to QG2</b> |
| I would like to move in the next 1 – 2 years          | <input type="checkbox"/> <b>Go to QG2</b> |
| I would like to move in the next 2 – 5 years          | <input type="checkbox"/> <b>Go to QG2</b> |
| I would like to move in the next 5 – 10 years         | <input type="checkbox"/> <b>Go to QG2</b> |
| I am going to stay in this accommodation indefinitely | <input type="checkbox"/> <b>Go to QG8</b> |
| Other <b>(please describe below)</b>                  | <input type="checkbox"/> <b>Go to QG2</b> |
-

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QG2. Why do you need to move?

**(Interviewer:**

**a. Tick all the reasons that apply**

**b. From the reasons they have given, ask them to choose one that was most important)**

	a: Yes (Tick ✓ all that apply)	b: The most important reason (Tick ✓ one only)
Own health/family member or other dependent health reasons		
For children's schooling/education		
To look after a family member / dependent in old age		
To be nearer to family/friends		
Overcrowded living conditions		
Overcrowded on site		
To move to a vacant pitch on a preferred site		
Going to buy own site/pitch		
Being moved on (as encamped)		
Eviction		
Harassment		
Fears over personal safety		
Site closure		
No planning permission		
Want independence		
Work reasons		
To travel		
Site/accommodation conditions		
Get married/live with partner		
No particular reason		
Other (please specify below)		

QG3. Do you intend to stay in this area? **(Interviewer: the local authority area)**

**(Please tick ✓ one box only)**

Yes

No

Don't know



QG4. What type of accommodation are you looking for?

- (Interviewer:**
- a. Tick all types that apply**
  - b. From types they have given, ask them to choose their main preference)**

	<b>a: Yes (Tick ✓ all that apply)</b>	<b>b: Main preference (Tick ✓ one only)</b>
Roadside/informal stopping place		
Own site with planning permission		
Council owned site – permanent		
Council owned site – transit		
Private site owned by someone else		
Piece of land to buy (without planning permission)		
I already own a piece of land		
Bricks and mortar/another house		
Other (please specify below)		

QG5. Where do you need to move to? **(Please tick ✓ one box only)**

- Within Maidstone/Sevenoaks   
**(note: show map of district and include place below)**
- Within South East
- Other parts of the UK
- Abroad

**Interviewer prompt for a specific location (i.e. name of nearest town):**

---



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## Agenda Item 7

QG6. Why this place?

**(Interviewer:**

**a. Tick all the reasons that apply**

**b. From the reasons they have given, ask them to choose one that was most important)**

	<b>a: Yes (Tick ✓ all that apply)</b>	<b>b: The most important reason (Tick ✓ one only)</b>
Born/raised there		
Have family living in area		
Own/family/dependent health		
Look after a family member/dependent in old age		
Children's schooling/education		
Homeless		
Work available in the area		
Convenient for working pattern ( <b>Showpeople</b> )		
Availability of site(s)/accommodation		
Lack of sites		
Holiday		
Family or community event		
Only place I could find		
Other (please specify below)		

QG7. Is there any accommodation available for you to move to? **(Please tick ✓ one box only)**

Yes

No

Don't know

QG8. Is there anyone in your household who is in need of their own separate accommodation **immediately?** (i.e. grown up children, extended family members etc.)

**(Please tick ✓ one box only)**

Yes  **Go to QG9**

No  **Go to QG15**

Don't know  **Go to QG15**

QG9. How many members of your household? \_\_\_\_\_

QG10. Who (**note: include ages at the time of the interview**)?

---



---

QG11. Where do you expect them to move to? (**Please tick ✓ one box only**)

- Within the same local area
- Within Maidstone/Sevenoaks   
**(note: show map of district and include place below)**
- Within South East
- Other parts of the UK
- Abroad
- Don't know

**Interviewer prompt for a specific location (i.e. name of nearest town):**

---



---

QG12. What sort of accommodation are they likely to need? (**Please tick ✓ one box only**)

- Bricks & Mortar  **Go to QG15**
- Site based trailer/caravan  **Go to QG13**
- Up to them  **Go to QG13**
- Don't know  **Go to QG13**
- Other (please specify below)  **Go to QG13**

---

QG13. How would they prefer to be accommodated? (**Please tick ✓ one box only**)

- Live on this pitch with us  **Go to QG14**
- Live on this site  **Go to QG15**
- Move to another site  **Go to QG15**
- Don't know  **Go to QG15**
- Other (please specify below)  **Go to QG15**

---

## Agenda Item 7

QG14. Is there enough room on your pitch to accommodate them? **(Please tick ✓ one box only)**

- Yes, but likely to need planning permission
  - Yes, without needing planning permission
  - Yes, but uncertain of the need for planning permission
  - Yes, but would need permission from the landlord
  - No
  - Don't know
  - Other (please specify below)
- 

QG15. Is there anyone in your household (e.g. son or daughter) who is likely to want their own separate accommodation **in the next 5 years (by 2016)? (Please tick ✓ one box only)**

- Yes  **Go to QG16**
- No  **Go to QG22**
- Don't know  **Go to QG22**

QG16. How many members of your household? \_\_\_\_\_

QG17. Who **(note: include ages at the time of the interview)**?

---

---

QG18. Where do you expect them to move to? **(Please tick ✓ one box only)**

- Within the same local area
- Within Maidstone/Sevenoaks   
**(note: show map of district and include place below)**
- Within South East
- Other parts of the UK
- Abroad
- Don't know

**Interviewer prompt for a specific location (i.e. nearest town):**

---

---

QG19. What sort of accommodation are they likely to need? **(Please tick ✓ one box only)**

- |                              |  |
|------------------------------|--|
| Bricks & Mortar              | <input type="checkbox"/> <b>Go to QG22</b> |
| Site based trailer/caravan   | <input type="checkbox"/> <b>Go to QG20</b> |
| Up to them                   | <input type="checkbox"/> <b>Go to QG20</b> |
| Don't know                   | <input type="checkbox"/> <b>Go to QG20</b> |
| Other (please specify below) | <input type="checkbox"/> <b>Go to QG20</b> |
- 

QG20. How would they prefer to be accommodated? **(Please tick ✓ one box only)**

- |                              |  |
|------------------------------|--|
| Live on this pitch with us   | <input type="checkbox"/> <b>Go to QG21</b> |
| Live on this site            | <input type="checkbox"/> <b>Go to QG22</b> |
| Move to another site         | <input type="checkbox"/> <b>Go to QG22</b> |
| Don't know                   | <input type="checkbox"/> <b>Go to QG22</b> |
| Other (please specify below) | <input type="checkbox"/> <b>Go to QG22</b> |
- 

QG21. Is there enough room on your pitch to accommodate them? **(Please tick ✓ one box only)**

- |  |                          |
|--|--------------------------|
| Yes, but likely to need planning permission        | <input type="checkbox"/> |
| Yes, without planning permission                   | <input type="checkbox"/> |
| Yes, uncertain of the need for planning permission | <input type="checkbox"/> |
| Yes, but would need permission from the landlord   | <input type="checkbox"/> |
| No   | <input type="checkbox"/> |
| Don't know   | <input type="checkbox"/> |
| Other (please specify below)                       | <input type="checkbox"/> |
- 

QG22. Are you – or a member of your household – currently on a waiting list(s) for a site?  
**(Please tick ✓ one box only)**

- |            |  |
|------------|--|
| Yes        | <input type="checkbox"/> <b>Go to QG23</b> |
| No         | <input type="checkbox"/> <b>Go to QG24</b> |
| Don't know | <input type="checkbox"/> <b>Go to QG24</b> |

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QG23. Which site(s)? Where? Is it local authority site/private sites/etc.?

---

---

QG24. Are you – or a member of your household – currently on a waiting list for a house?  
**(Please tick ✓ one box only)**

- Yes  **Go to QG25**
- No  **Go to QG26**
- Don't know  **Go to QG26**

QG25. Which list? Where?

---

QG26. Could you currently afford to purchase any of the following? **(Please tick ✓ all that apply)**

- A pitch on a private site with planning permission
- A pitch on a private site without planning permission
- Land to be developed into a site
- Cannot afford to purchase land or a pitch
- Not relevant (*please specify below*)

---



**We are now going to ask a couple of questions about income and savings. Please remember that any information you give is completely confidential – the following questions ask about income and savings but are important in terms of being able to plan affordable accommodation**

QG27. What does your rent / mortgage cost **in total** per week or month for your current accommodation approximately? **(Please tick ✓ one box only)**

**Interviewer: please note that you need the TOTAL cost of rent / mortgage for the whole dwelling/pitch**

<b>Weekly</b>	<b>Monthly</b>	
Under £30	Under £130	<input type="checkbox"/>
£30 - £59	£130 - £255	<input type="checkbox"/>
£60 - £89	£256 - £385	<input type="checkbox"/>
£90 - £119	£386 - £515	<input type="checkbox"/>
£120 - £149	£516 - £645	<input type="checkbox"/>
£150 - £179	£646 - £775	<input type="checkbox"/>
£180 - £209	£776 - £905	<input type="checkbox"/>
£210 - £239	£906 - £1,035	<input type="checkbox"/>
£240 - £269	£1,036 - £1,165	<input type="checkbox"/>
£270 - £299	£1,166 - £1,295	<input type="checkbox"/>
£300 or more	£1,296 or more	<input type="checkbox"/>
Don't know		<input type="checkbox"/>
Prefer not to say		<input type="checkbox"/>
Don't pay rent or mortgage		<input type="checkbox"/>

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QG28. Please can you tell me your household's weekly, monthly or annual gross income (i.e. before tax but including any investment income or household state benefits)?  
**(Please tick ✓ one box only)**

<b>Weekly</b>	<b>Monthly</b>	<b>Annual</b>	
Under £50	Under £217	Under £2,600	<input type="checkbox"/>
£50 - £100	£217 - £433	£2,600 - £5,200	<input type="checkbox"/>
£101 - £150	£434 - £650	£5,201 - £7,800	<input type="checkbox"/>
£151 - £200	£651 - £867	£7,801 - £10,400	<input type="checkbox"/>
£201 - £250	£868 - £1,080	£10,401 - £13,000	<input type="checkbox"/>
£251 - £300	£1,081 - £1,300	£13,001 - £15,600	<input type="checkbox"/>
£301 - £350	£1,301 - £1,517	£15,601 - £18,200	<input type="checkbox"/>
£351 - £400	£1,518 - £1,733	£18,201 - £20,800	<input type="checkbox"/>
£401 - £500	£1,734 - £2,167	£20,801 - £26,000	<input type="checkbox"/>
£501 - £700	£2,168 - £3,033	£26,001 - £36,400	<input type="checkbox"/>
£701 - £900	£3,034 - £3,900	£36,401 - £46,800	<input type="checkbox"/>
£901 - £1,100	£3,901 - £4,767	£46,801 - £57,200	<input type="checkbox"/>
£1,101 - £1,300	£4,768 - £5,633	£57,201 - £67,600	<input type="checkbox"/>
£1,301 - £1,500	£5,634 - £6,500	£67,601 - £78,000	<input type="checkbox"/>
£1,501 - £1,700	£6,501 - £7,366	£78,001 - £88,400	<input type="checkbox"/>
£1,701 - £2,000	£7,367 - £8,666	£88,401 - £104,000	<input type="checkbox"/>
Over £2,000	Over £8,667	Over £104,000	<input type="checkbox"/>
None			<input type="checkbox"/>
Don't know			<input type="checkbox"/>
Prefer not to say			<input type="checkbox"/>

QG29. Please can you indicate your total household savings? **(Please tick ✓ one box only)**

**(Interviewer: please note that this would not include children or those who are cared for.)**

- In debt (negative savings)
- None
- £1,000 or less
- £1,001 - £5,000
- £5,001 - £10,000
- £10,001 - £25,000
- £25,001 - £50,000
- £50,001 - £100,000
- £100,001 - £250,000
- Over £250,000
- Prefer not to say

QG30. Finally, are there any other issues/concerns that we haven't talked about that you'd like to mention?

**Thank you very much for your time**

For further details on the study please contact:

Dr Phil Brown on 0161 295 3647 or Dr Lisa Scullion on 0161 295 5078

## Agenda Item 7

### Appendix 5: Gypsy and Traveller Accommodation and Pitch Need

Table A5: Detailed Gypsy and Traveller Accommodation and Pitch Need

	Element of supply and need	Column 1	Column 2
		Accommodation Need/Supply Total (households)	Pitch Need/Supply Total (pitches): Application of Planning Definition
<b>Current residential supply</b>			
1	Socially rented pitches	58.00	58.00
2	Private authorised pitches	30.00	30.00
<b>3</b>	<b>Total authorised Gypsy and Traveller pitches</b>	<b>88.00</b>	<b>88.00</b>
<b>Residential pitch need, 2012–2016</b>			
4	End of temporary planning permissions	14.00	10.92
5	Concealed households	5.00	5.00
6	New household formation	5.86	5.86
	<i>Private permanent sites</i>	<i>1.80</i>	<i>1.80</i>
	<i>Private temporary sites</i>	<i>0</i>	<i>0</i>
	<i>Socially rented sites</i>	<i>4.06</i>	<i>4.06</i>
	<i>Unauthorised developments</i>	<i>0</i>	<i>0</i>
7	Unauthorised developments	21.00	19.53
8	Net Movement from housing to sites	-0.46	-0.46
	<i>Housing to sites</i>	<i>2.00</i>	<i>2.00</i>
	<i>Sites to housing</i>	<i>2.46</i>	<i>-2.46</i>
9	Closure of sites	0	0
10	Unauthorised encampments	0	0
11	Movement between areas	0	0
<b>12</b>	<b>Residential pitch need (2012–2016)</b>	<b>45.40</b>	<b>40.85</b>
<b>13</b>	<b>Supply (2012-2016)</b>	<b>1.00</b>	<b>1.00</b>
<b>14</b>	<b>Residential pitch need (2012-2016)</b>	<b>44.40</b>	<b>39.85</b>
<b>15</b>	<b>Residential pitch need (2017–2021)</b>	<b>15.82</b>	<b>15.27</b>
<b>16</b>	<b>Residential pitch need (2022–2026)</b>	<b>17.71</b>	<b>17.10</b>
<b>17</b>	<b>Total Residential pitch need (2012–2026)</b>	<b>77.92</b>	<b>72.22</b>

# Core Strategy

Adopted February 2011









### 1 . Foreword



The Core Strategy is the new plan for the future development of the District. It was adopted by the Council on 22 February 2011 after extensive consultation and examination by an independent inspector.

The Core Strategy covers the period to 2026. It sets out what development will happen, where it will be located, when it will take place and what requirements it has to meet. It also explains what areas will be protected from development and explains how the environment will be safeguarded. More detailed policy guidance based on the Core Strategy will be given through other development plan documents and supplementary planning documents.

The Strategy directs most development to land within existing urban areas, with only minor development within villages, while the District's countryside and its biodiversity will continue to be protected.

The Strategy is a vital tool for the protection of our attractive District and I would like to thank everyone who has contributed to the successful outcome.

**Councillor Jill Davison**

Portfolio holder for Continuous Improvement and Strategic Planning

Sevenoaks District Council.

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1. Role of the Core Strategy



## 1 . Role of the Core Strategy

**1.0.1** The Core Strategy is the first Development Plan Document to be prepared by the District Council and is the central component of the new Local Development Framework. It sets out the vision and policies for future development in the District over the period to 2026 as well as providing the policy context for other Development Plan Documents. It has been prepared in accordance with the Statutory Regulations covering the preparation of Development Plan Documents.

**1.0.2** While the Core Strategy sets out the general approach to the scale and location of development, it does not deal with specific development sites, nor does it deal with the most detailed policy issues. These will follow in the Allocations and Development Management DPD. In addition Supplementary Planning Documents (SPDs) will be used to expand on specific policies.

**1.0.3** In the meantime, relevant adopted Local Plan policies have been “saved” so that they continue to have effect until replaced by a new adopted LDF policy. Saved policies to be replaced by the Core Strategy are listed in Appendix 2. The proposals map of the adopted Local Plan is also “saved” and should continue to be used for detailed boundary identification purposes until the Allocations and Development Management DPD is adopted.

**1.0.4** The Core Strategy forms part of the Development Plan for Sevenoaks District and must be consistent with national planning guidance and conform with regional policy in the adopted South East Plan. The relationship of the Core Strategy to other policy documents is shown in the diagram.



## Stages of Production

**1.0.5** The stages of production for the Core Strategy are outlined below

- Consultation on Issues and Options

**1.0.6** The Council undertook extensive consultation with a wide range of stakeholders starting at the end of 2004 and then developed a series of policy options which were tested via a survey in June 2006.

- Consultation on Preferred Options

**1.0.7** Preferred Options were first consulted on during October 2006. As a result of responses received and new Government guidance, the Council decided that further work was required. The revised Preferred Options document was prepared and was consulted on during January to March 2009.

- Draft for Submission

**1.0.8** Following consultation on the Preferred Options, the Council prepared the Draft for Submission which was submitted to the Secretary of State.

- Public Examination

**1.0.9** The Core Strategy was subject to examination by an independent Inspector. It was found sound subject to changes set out in the Inspector's Report and incorporated into the adopted plan.

- Adoption

**1.0.10** The Core Strategy was adopted by the Council on the 22 February 2011

## Structure of the Document

**1.0.11** The document is structured as follows:

- What is Sevenoaks District Like? - A brief description of the District
- Spatial Vision - Sets out the key influences and issues and the vision and objectives for the plan.
- Location Policies - Covers the distribution of development in the District - what will take place where.
- Strategic Policies - General policies which will apply to development across the District.
- Appendices - Contain additional and supporting information

## 1 . Role of the Core Strategy



2. What is the District like?



## 2 . What is the District Like ?

**2.0.1** Sevenoaks is a large District lying to the south east of London with an overall area of just over 143 square miles (370 square km). It is long and relatively narrow measuring 20 miles north-south by about 7 miles east-west. The Thames Gateway lies to the north, Surrey and East Sussex to the west and south and the rest of Kent, including Tonbridge and Tunbridge Wells to the east and south east. Despite adjoining the outer edge of London it is predominantly rural with 93% of the District designated as Green Belt.

**2.0.2** The quality of the landscape is a distinctive feature of the area. The national significance of the landscape is recognised by the inclusion of 60% of the District within either the Kent Downs (to the North) or High Weald (to the South) Areas of Outstanding Natural Beauty. There are also extensive areas recognised for their nature conservation importance. It is rare to find such extensive areas of high quality landscape so close to London.

**2.0.3** The District also has an important historic and cultural legacy with 17 nationally designated historic parks and gardens including Knole House and Park. Sevenoaks also has a number of historic houses including Penshurst Place, Hever Castle and Lullingstone Roman Villa. The District features a substantial legacy of historic towns and villages, with 40 Conservation Areas, 2,112 listed buildings and 23 scheduled ancient monuments.

**2.0.4** The District's population is 109,305 (2001 Census data) of which about half live in the settlements listed in Table 1.

Table 1: Population of larger settlements (over 5,000) in the District

Town	Population
Sevenoaks (1)	22,667
Swanley	15,879
Edenbridge	7,808
New Ash Green	6,289
Hartley	5,395

Note: 1. Includes the urban area covering Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green.

Source: 2001 Census.

**2.0.5** Sevenoaks urban area is the principal settlement with the widest range of services and facilities. It has a successful town centre with a good range of shops and services. It is an important centre for commuting to London and is the main employment centre in the District.





Figure 1: Location of Sevenoaks District

**2.0.6** Swanley is the second largest settlement within the District and is located close to the edge of Greater London. Although it is an important employment centre and has good bus and rail connections, it provides fewer services and facilities than Sevenoaks. The town is developed to a higher density with less green space than other parts of the District.

**2.0.7** Edenbridge is the main centre in the rural south of the District. It has a good range of services and employment provision, but lacks some facilities e.g. a secondary school. It has good rail connections but is less well-connected to the main road network than Sevenoaks or Swanley.

**2.0.8** Other larger villages include New Ash Green, which was built as a planned village in the 1960's, Hartley, Otford and Westerham.

**2.0.9** Half the population live in the 40 or so villages and hamlets that are scattered throughout the District. These vary in the size of population, the number and range of services available (such as a primary school, village shop, doctor's surgery, community hall, recreation ground) and access to public transport. However, as with many rural areas, the services and facilities are continually under threat.

2 . What is the District Like ?

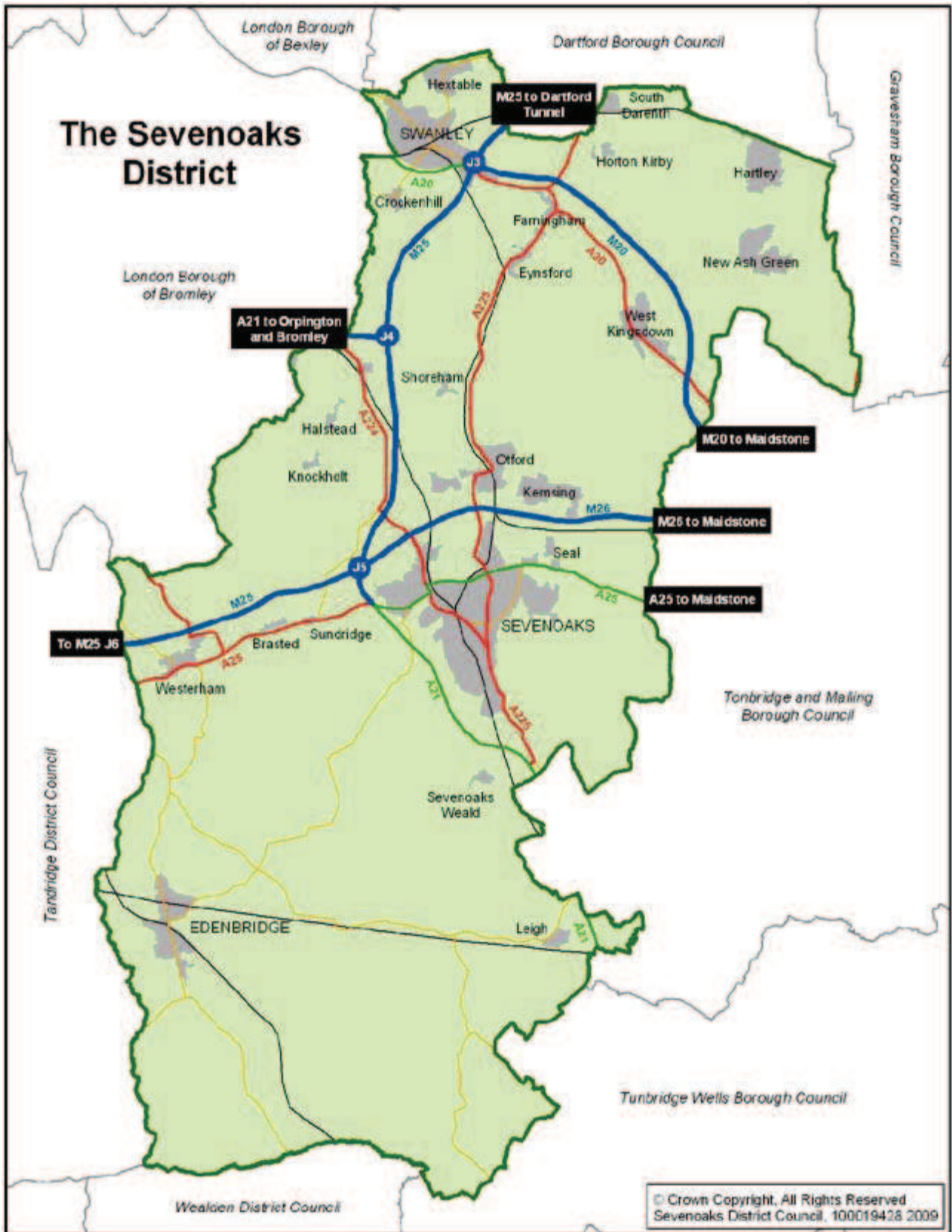


Figure 2: Sevenoaks District

**2.0.10** Whilst the main centres of employment are concentrated around the largest settlements, there are some significant major developed sites in the Green Belt.

**2.0.11** Parts of the District are liable to flood. Historically, flooding has occurred within the catchments of the Rivers Darent and Eden. Areas with a high probability of fluvial flood risk (1 in 100 year event) are identified in and around Edenbridge, to the north of Sevenoaks, and along the Darent Valley. There are also other areas which are at risk of more localised flooding.

**2.0.12** Major roads crossing the District are the M25, M26, M20, A25, A20 and A21. These provide access to Greater London, Gatwick, Heathrow and Stansted airports, and the Channel Ports as well as Ashford and Ebbsfleet international stations. Rail services are focused on links to London though services also serve stations towards the Kent/Sussex coasts, Redhill, Uckfield and East Croydon. The proximity of the District to Central London means that there are high levels of commuting, particularly by train. Over 16% of those in employment commute by train to work compared with fewer than 6% in the South East as a whole.

**2.0.13** The age profile of the District's population is slightly older than the South East average and the trend towards an ageing population is set to continue in the future. The District is distinguished by relatively high levels of home ownership (76% compared to 73% for the South East as a whole), a relatively high proportion of households living in detached properties (34% compared to 29% in the South East) and a low proportion living in flats (12% compared to 18% for the South East). These factors, together with the proximity of London, have an impact on the affordability of housing, with average house prices for all properties which are almost £150,000 (Q2 2009) greater than the South East average.

**2.0.14** Unemployment in the District is relatively low at 1.8% (March 2011) compared to 2.6% for the South East, though in common with other areas it has risen due to the impact of the recession. The 2001 Census showed that 76% of the population had a qualification which is similar to the South East though higher than the national figure of 71%. Levels of car ownership are high with over 44% of households owning two or more cars (compared with nearly 38% for the South East).

**2.0.15** Prior to the economic downturn the local economy had experienced growth. The majority of businesses are small and in service or office based sectors. However, local businesses face problems of recruiting and retaining staff due to the high cost of housing and the pull of higher salaries elsewhere, especially in London. The agricultural economy has traditionally played an important role in the District though farmers are diversifying their economic base by re-use of existing buildings and the development of new enterprises that do not necessarily relate to traditional farm uses.

**2.0.16** The overall impression of affluence masks local pockets of urban and rural deprivation. Six out of the 74 Lower Layer Super Output Areas, the smallest area for which the level of deprivation is measured, are more deprived than the UK average. Five of these areas, including the two worst, are within Swanley and one is in Hartley.

## 2 . What is the District Like ?



3. The Spatial Vision



## 3 . The Spatial Vision

### 3.1 Introduction

**3.1.1** The vision is central to the Core Strategy. It sets out what the District and the places within it should be like at the end of the plan period in 2026 and provides the context for framing objectives and policies, whose ultimate purpose is to ensure the vision is delivered.

**3.1.2** The vision should be consistent with other strategies at a local level, reflect the national and regional strategic policy context, take account of development in adjoining areas, reflect the views of the community and be underpinned by an analysis of the issues facing the District. These key influences are outlined below.

### 3.2 Key Influences

#### National and Regional Policy

**3.2.1** Local Development Frameworks are required to be consistent with national policy and must conform to regional policy. National policy is set out in a series of Planning Policy Statements dealing with specific issues.

**3.2.2** Regional policy is contained in the South East Plan, which was published in 2009. The Plan contains strategies for a series of sub regions. Sevenoaks town and the area to the west and north west lie within the “London Fringe” Sub Region, while the remainder of the District is included in the “Rest of Kent”. The plan sets a minimum housing provision for the District of 165 dwellings per annum with a broad split of 85/80 dwellings per annum between the London Fringe and the Rest of Kent. Policies from the plan are referred to where relevant elsewhere in this document. The Core Strategy was drafted to be in conformity with the South East Plan.

#### The Sevenoaks District Sustainable Community

The Community Plan vision is:

*“We want Sevenoaks District to be recognised by all as a place with:*

- *Safe and caring communities*
- *A green and healthy environment*
- *A dynamic and sustainable economy”*

It includes a series of priorities linked to the vision. Outcomes, aims, actions and targets flow from the priorities, including identifying specific issues for consideration in the LDF.

**3.2.3** The Community Plan entitled “Making It Happen – Together” was published in 2004 and the action plan was updated in 2007. It is currently being reviewed following an approach that continues to emphasise the links with the Core Strategy. The plan is overseen by the Local Strategic Partnership, which includes a wide range of Governmental, business and voluntary groups. The plan is linked to the Vision for Kent, the community strategy for the County, and to the Kent Local Area Agreement outcomes.

**3.2.4** The Core Strategy is consistent with the Community Plan and the vision represents the spatial expression of the Community Plan. Appendix 3 shows how the Core Strategy implements relevant parts of the current Community Plan.



### Other Strategies and Plans

**3.2.5** The spatial vision also takes account of a number of other local strategies and plans. Some of these have been prepared in parallel with the Core Strategy in which case they have taken into account the emerging Core Strategy while the Core Strategy itself has taken into account other relevant emerging strategies. Other strategies linked to the Community Strategy include the Council's:

- Housing Strategy (currently being reviewed)
- Community Safety Strategy
- Young People's Action Plan, aimed at enhancing the lives of young people
- Air Quality Action Plan, which contains proposals for action relating to the District's designated Air Quality Management Areas

**3.2.6** The West Kent Area Investment Framework, produced by the West Kent Partnership (covering Sevenoaks, Tonbridge and Malling and Tunbridge Wells Districts) outlines a vision and priorities for the economy of West Kent. It has recently been reviewed. The Council has also prepared an Economic Development Action Plan.

**3.2.7** The relevant statutory transport plan is the Local Transport Plan produced by Kent County Council. A Sevenoaks District Strategy for Transport was published for consultation in October 2009 and has been prepared in parallel with the Core Strategy. Key features are summarised in the box following paragraph 3.4.3.

**3.2.8** The Council recently adopted revised Management Plans for the High Weald and Kent Downs AONBs.

### Consultation and Engagement

**3.2.9** This document follows extensive public consultation on Issues and Options and on the Preferred Options carried out in accordance with the Statement of Community Involvement. <sup>(1)</sup>The initial consultation was carried out jointly with consultation on the Community Strategy.

**3.2.10** The results of the consultation showed strong public support for protection of the Green Belt, for development to be directed to brownfield land, to the most sustainable and accessible locations and to where infrastructure and services have most capacity and to focus development on built up towns and villages. It also showed support for more affordable housing, allocating more employment land, protecting community services and facilities, protecting open space, requiring high standards of design, energy efficient and sustainable building techniques and for promoting more sustainable transport choices through the planning process.

**3.2.11** Engagement has taken place with key statutory consultees. Particular emphasis has been placed on engagement with infrastructure providers, to identify future infrastructure needs.

### Background Research

**3.2.12** The Council has undertaken a series of background research studies to explore the issues the Core Strategy has to consider and guide the development of policy. These studies provide the evidence that underpins the Core Strategy.

1 Available at the planning policy and local development framework section of the Sevenoaks District website ([www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk))

### 3 . The Spatial Vision

**3.2.13** The studies <sup>(2)</sup>listed here and their findings are referred to in relevant sections later in the document.

- Affordable Housing Viability Assessment (2009)
- Countryside Assessment (2004)
- Employment Land Review (2007)
- Hotel Futures Update (2007)
- Open Space, Sport and Recreation Study (2008)
- Population and Social Profile (2009)
- Retail Study (2005 with updates in 2007 and 2009)
- Settlement Hierarchy (2009)
- Strategic Flood Risk Assessment (2008)
- Strategic Housing Land Availability Assessment (2008, updated in 2009)
- Strategic Housing Market Assessment (2009)
- Transport Study (2007)
- Gypsy and Traveller Study (2006)

**3.2.14** A series of topic papers providing further information on how the research studies and the strategic planning context have influenced the Core Strategy will be available on request from the Council.

#### **Sustainability Appraisal**

**3.2.15** Sustainability appraisal was used to help evaluate alternatives selecting preferred options. Sustainability appraisal enables plans and policies to be tested to see how well they perform against economic, social and environmental objectives. It helps in developing vision, strategies and policies that work towards achieving sustainable development, offering economic, social and environmental benefits.

**3.2.16** A report on the appraisal process has been published separately. <sup>(3)</sup>

**3.2.17** A separate “Appropriate Assessment” <sup>(4)</sup>of the likely effects of the plan on sites of international importance for nature conservation has been completed.

2 Available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

3 Available at the Core Strategy pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

4 Available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

## Issues and Challenges

**3.2.18** Key issues the strategy needs to tackle are set out below. These are derived from understanding the nature of the District; the direction of other strategies and plans, including the Community Strategy; future trends revealed through research and local concerns expressed through engagement with stakeholders as outlined above.

### *1. Meeting future development requirements within an area constrained by the Green Belt*

The District has to provide for new development. It has in the past been able to meet development requirements without the loss of Green Belt and the background studies <sup>(5)</sup> show future requirements can be met while continuing to maintain the Green Belt.

### *2. Making the best use of previously developed land in urban areas*

Locating development in existing urban areas puts the focus on making efficient use of existing urban land to ensure that it contributes fully to providing for new development.

### *3. Conserving and enhancing the high quality of the natural and built environment.*

Sevenoaks has a legacy of high quality landscapes and historic features, which need to be protected and appropriately managed for future generations.

### *4. Providing for future development in Sevenoaks Urban Area*

In an area lacking large towns Sevenoaks is the District's largest settlement with the greatest range of services. The strategy sets out the future role of the town and establishes the scope for future development, while protecting its environmental quality.

### *5. Improving Swanley*

Swanley is the District's second largest town. It is well-located close to M25 but there are issues of deprivation in some areas and the town centre needs improvement. Consequently a greater emphasis is placed on regeneration

### *6. The future for the rural areas*

Over 90% of the District is rural. The high quality of the rural environment needs to be conserved and enhanced while at the same time ensuring that the needs of rural communities are met and the rural economy can continue to develop in a sustainable way.

### *7. Improving the provision of affordable housing*

Housing is expensive in the District and studies <sup>(6)</sup> show a high level of need from local people who cannot afford to buy on the open market. Ways of increasing provision of housing that is affordable to local people are examined.

5 See especially the Strategic Housing Land Availability Assessment and the Employment Land Review available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website ([Sevenoaks.gov.uk](http://Sevenoaks.gov.uk))

6 See the Strategic Housing Market Assessment available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website ([Sevenoaks.gov.uk](http://Sevenoaks.gov.uk))

### 3 . The Spatial Vision

#### 8. Meeting the future housing needs of different groups

The District is characterised by family homes but population forecasts show a trend towards a growing elderly population, with likely growth in housing for people with special needs, and to smaller households. <sup>(7)</sup>The type of future housing provision takes account of these emerging trends.

#### 9. Maintaining a dynamic economy

A supply of land is needed to meet future business needs. The background studies <sup>(8)</sup>show the potential contribution from maintaining and making effective use of existing employment land and from limited further development in Swanley.

#### 10. Ensuring services and facilities are provided and maintained to meet the needs of the community.

The District is not a location where large scale expansion is planned but it is still important to ensure services and facilities are available to meet the changing needs of the population.

#### 11. Responding to the challenges posed by climate change

The climate is changing and future development in the District needs to adapt to the potential impact of climate change and to minimise impacts that contribute to climate change.

### 3.3 The Spatial Vision

**3.3.1** All of the above have helped to shape the Core Strategy and its spatial vision for the future of the District. The vision is set out below.

**Sevenoaks District will provide for future development requirements by making effective use of urban land within existing settlements, while protecting the environment.**

**It will deliver an annual average of 165 dwellings (net addition), equivalent to 3,300 additional dwellings over the period 2006 to 2026 in a sustainable way. A balance of new housing will be achieved with increased provision of affordable housing, smaller homes and housing designed to meet the needs of older people. Accommodation for gypsies and travellers will also be increased.**

**The high quality natural built and historic environment will be conserved and enhanced, especially in those parts of the District designated to protect their distinct character. New development throughout the District will be of a high quality incorporating designs that respond to the distinctive local character of areas of high environmental quality or make a positive contribution to the environmental enhancement of other areas. The design of new development will incorporate sustainability principles taking into account potential climate change. A Green Infrastructure Network will be developed including areas of value for biodiversity, open space and recreation.**

**The majority of new housing development will be focused in the urban areas of Sevenoaks and Swanley.**

7 See Population and Social Profile available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

8 See Employment Land Review available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)

Sevenoaks will continue to combine economic prosperity with environmental quality and new retail, office, tourism and housing development will support its role as a principal town centre within West Kent. Continued small-scale housing developments will occur on suitable sites throughout the town and a range of job opportunities will be provided generally on existing sites in employment use.

Swanley will be regenerated to create a town centre that better meets the needs of the community and supports the economy through development to include a mix of new shops, offices, hotel and residential development together with accompanying environmental improvements. Existing employment areas in the town will be renewed and a new site developed adjoining the M25. Open space provision will be improved to serve this more densely developed town.

Edenbridge will retain its role as a rural service centre serving the surrounding villages with a range of shops, services and employment.

Within those villages that have a limited range of local facilities and transport options, there will be change on a more limited scale through smaller scale housing developments consistent with the size and relative sustainability of the settlement concerned. There will be an emphasis on retaining existing local services and employment. New Ash Green village centre will be regenerated and the quality of its environment improved so that it more effectively meets the needs of the community.

The countryside outside existing settlements, and outside areas designated as major developed sites within the Green Belt, will continue to be protected and its distinctive character will remain. The separate identity and character of individually distinct villages and towns will be maintained. Small scale affordable housing schemes adjoining existing villages will be developed to meet identified local need. An active and vibrant rural economy providing a range of jobs and services in rural areas will be supported primarily based on the re-use of existing buildings.

The existing major developed sites within the Green Belt will remain and further development within them may occur consistent with their status.

The Kent Downs and High Weald Areas of Outstanding Natural Beauty are of national importance and the distinctive character of their landscapes will be conserved and enhanced. The biodiversity of the District will be conserved and opportunities taken for enhancement in urban and rural areas.

### 3.4 Strategic Objectives and Delivery

**3.4.1** To deliver the vision and address the key issues facing the District, a series of spatial strategic objectives have been developed. These set the framework for policy development and are listed below with a link to the most relevant key issues to which they respond:

Location of Development (Key Issues 1 and 2)

*To focus the majority of new housing, employment and retail development in the towns of Sevenoaks and Swanley and, to a lesser extent, in Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.*

*To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.*

### 3 . The Spatial Vision

#### In Sevenoaks (Key Issue 4)

*To meet housing and employment requirements within the existing urban area of Sevenoaks primarily on brownfield sites no longer required for their present use, particularly in areas close to the town centre and the mainline railway station.*

*To increase the average density of housing development in areas of Sevenoaks with good access to the town centre and main line railway station through well designed schemes which do not compromise the distinct character of the local environment.*

*To sustain the role of Sevenoaks town centre and its continued vitality and viability whilst maintaining and enhancing the quality of the environment of the town centre area.*

*To retain the number of job opportunities on regenerated and redeveloped employment sites within the town and provide well designed modern premises*

#### In Swanley (Key Issue 5)

*To regenerate and transform Swanley town centre with a high quality new shopping, business and housing hub with an improved environment and public spaces.*

*To regenerate existing employment areas within the town and provide additional opportunities for new jobs in well designed modern premises.*

*To improve the town's open space provision.*

#### In Edenbridge (Key Issue 6)

*To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites avoiding development in areas of the town liable to flood.*

#### In Rural Areas (Key Issue 6)

*To support new housing in local service centres and service villages of a design, scale, character and tenure appropriate to the settlement and support the provision and retention of services and facilities that meet a local need and existing employment opportunities.*

*To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly in the Kent Downs and High Weald Areas of Outstanding Natural Beauty, whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy by adopting a positive approach to small scale economic development proposals which re-use existing buildings.*

#### Across the District

*To ensure that a new development is designed to a high quality and where possible makes a positive contribution to the distinctive character of the area in which it is situated. (Key Issue 3)*

*To ensure that the District's historic heritage is protected. (Key Issue 3)*

*To ensure that new development takes account of the need to mitigate and adapt to climate change including principles of sustainable development, including locating development to minimise energy use, promoting travel patterns that reduce the need to travel by car, and encouraging sustainable construction including measures to reduce energy consumption and promote the use of renewable energy. (Key Issue 11)*



*To ensure new development takes place in a way that contributes to an improvement in the District's air quality. (Key Issue 11)*

*To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to rent or buy in the open market. To make specific provision for small scale affordable housing schemes to meet identified local needs in rural areas. (Key Issue 7)*

*To ensure that the form of future provision for housing meets the changing needs of the District's population, including provision for a greater proportion of older people and small households, and meets the needs of the Gypsy and Traveller Community. (Key Issue 8)*

*To make efficient use of urban land for housing, with higher density development focused on the most accessible locations in and adjoining town centres, through well-designed schemes that do not compromise the distinct character of the local environment. (Key Issues 2 and 3)*

*To provide land for employment development to support the future development of the District's economy. (Key Issue 9)*

*To ensure that any infrastructure and service improvements needed to support delivery of Core Strategy objectives and policies or resolve existing deficiencies are brought forward in a co-ordinated and timely manner and that new development makes an appropriate contribution towards any improvements required as a result of new development. (Key Issue 10)*

*To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary. (Key Issue 10)*

*To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network. (Key Issue 3)*

### **Delivery Strategy**

**3.4.2** The vision and objectives are delivered through the policies and related delivery mechanisms listed for each policy. The location policies deal with the scale, location and timing of future development and include specific policies for the towns and villages in the District for the rural areas, while the strategic policies apply across the District and regulate how development takes place to ensure it contributes to achieving the spatial vision.

**3.4.3** For each policy there is a delivery section outlining how it will be implemented. Performance indicators are also listed, which are the measures that will be used to monitor how the policy is working. For some policies there are also targets, which cover critical measures of success for the plan as a whole. The Annual Monitoring Report will report on progress against performance indicators and targets and recommend actions where necessary to keep the plan on track.

**The Sevenoaks District Strategy for Transport**

The Transport Strategy has been prepared in parallel with the Core Strategy drawing on the same evidence. <sup>(9)</sup>It takes account of the Core Strategy vision and its proposals are based on the level and distribution of development in the Core Strategy. At the time of writing it is being revised following consultation and it is anticipated that the final version will include the key elements outlined below: The Transport Strategy identifies four priority objectives, which are

- Improving accessibility
- Tackling congestion
- Providing safer roads; and
- Improving air quality

These have been used to identify priorities in different parts of the District: Sevenoaks Urban Area

- Improve public transport interchange facilities, in particular at the main bus and train stations in Sevenoaks District.
- Maintain and improve capacity on peak train services.
- Manage parking issues in the town centre and around train stations.
- Bring forward measures to alleviate congestion and tackle air quality issues at

Riverhead, Bat and Ball and Sevenoaks Town Centre.

- Improve facilities for walking and cycling.

Swanley

- Improve accessibility to Swanley Station by walking and cycling.
- Ensure that development in Swanley does not have a significant negative impact on traffic on the Strategic Road Network.
- Improve bus interchange facilities in Swanley.
- Improve facilities for walking and cycling.
- Bring forward measures to alleviate congestion and tackle air quality issues near Swanley town centre.

Edenbridge

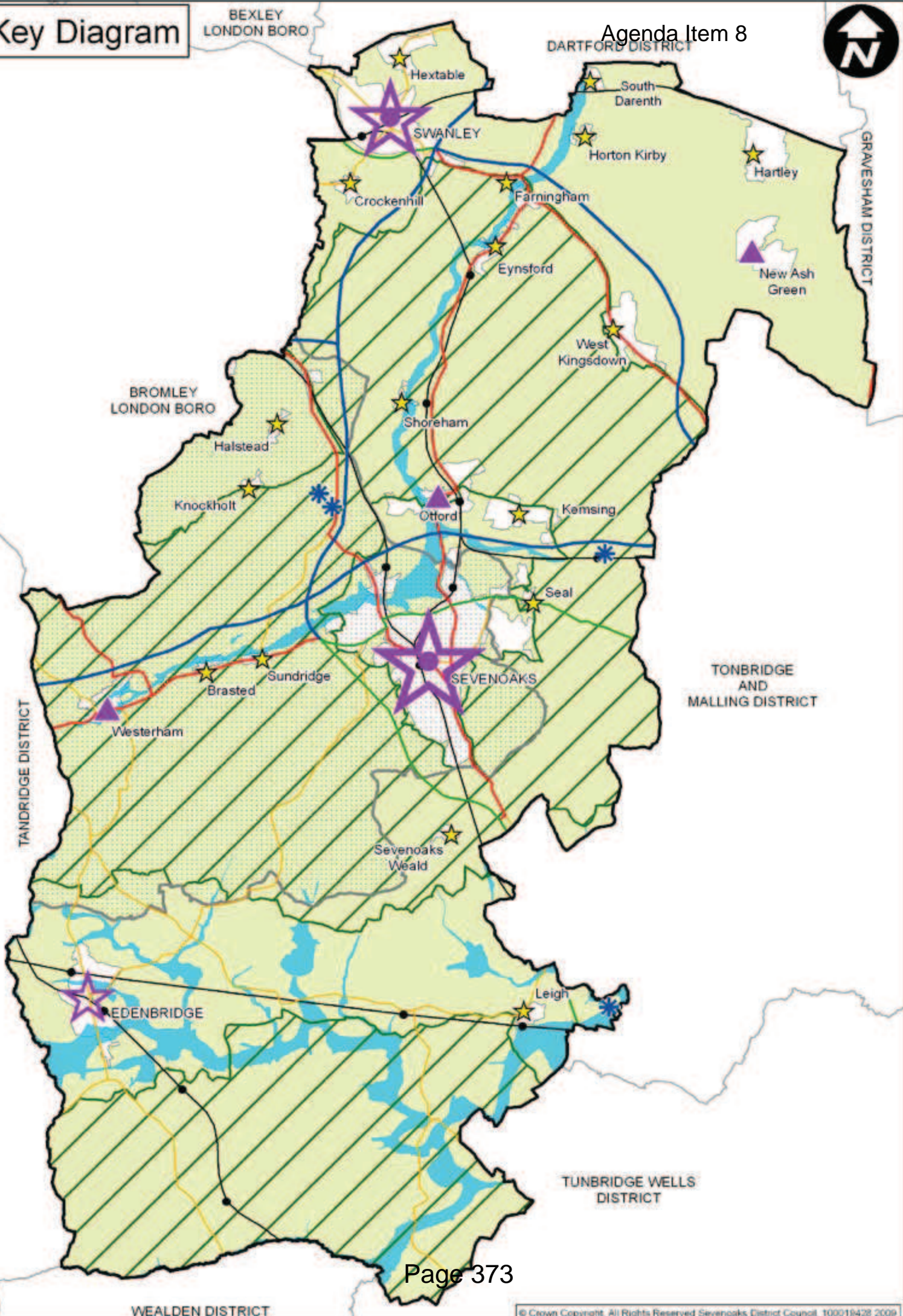
- Maintain and improve capacity on peak train services.
- Increasing the number of destinations that can be accessed via train services from Edenbridge, including services to Gatwick Airport / improved services to Redhill.
- Improve facilities for walking and cycling.
- Maintain and, where necessary, improve safety on main access roads to Edenbridge.

Villages and Rural Areas













- Maintain and improve accessibility to jobs, shops and services by non-car means, including walking, cycling, public transport and community transport.
- Bring forward measures to alleviate congestion and tackle air quality issues, including those along the A25 corridor, at Seal and Westerham, and on the Strategic Network

9 The Transport Study available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)





3 . The Spatial Vision

Legend to Key Diagram	
	Primary Strategic Development Location - Sevenoaks
	Secondary Strategic Development Location - Swanley
	Rural Service Centre - Edenbridge
	Local Service Centres
	Service Villages
	Town Centres
	Major Developed Sites in the Green Belt
	Railway Stations
	London Fringe Sub Region
	Kent Downs & High Weald AONB
	Area of Flood Risk (Zone 2)
	Metropolitan Green Belt



4. Location Policies



## 4 . Location Policies

### 4.1 The General Distribution of Development

**4.1.1** The District must evolve to accommodate the new development required to meet the changing housing needs of the population, support the local economy and develop services and facilities needed to support the local community.

**4.1.2** The distribution of development is consistent with national planning policy and in general conformity with regional policy. It concentrates development on the District’s main towns, which have the greatest range of services and facilities to support the population an approach that is consistent with the urban focus of the South East Plan policy SP3.

**4.1.3** The Green Belt which covers the rural areas of the District aims to check the unrestricted sprawl of large built-up areas, to preserve the setting and special character of historic towns and assist in safeguarding the countryside from encroachment. These objectives are particularly important in view of the extensive area covered by Areas of Outstanding Natural Beauty. The prime consideration in such areas is the conservation of the natural beauty of the landscape.

**4.1.4** The Green Belt is also aimed at assisting urban regeneration, by encouraging the recycling of derelict and other urban land. This is particularly important at Swanley town centre and to realise the potential within Sevenoaks town centre and adjoining areas.

**4.1.5** It also remains the Government’s priority to locate development on previously developed land and for the reasons set out above it is particularly important to meet this challenge in the District where there are significant constraints on the development of greenfield land.

**4.1.6** Development within the built up areas must be achieved in the most sustainable towns and villages where employment, key services and facilities and a range of transport options are available. The distribution of development takes account of the Settlement Hierarchy,<sup>(10)</sup> which is based on a systematic assessment of such factors for settlements in the District. In summary this is as follows:

Principal town	Sevenoaks
Secondary town	Swanley
Rural Service Centre	Edenbridge
Local Service Centres	New Ash Green, Otford and Westerham
Service Villages	Villages listed in Policy LO7

**4.1.7** The District has in the past been able to meet development requirements without the loss of Green Belt and the challenge is to establish a distribution of development that can be satisfactorily accommodated within the most sustainable settlements without undermining the Green Belt. The distribution strategy therefore takes account of the findings of the technical studies, particularly their findings regarding the ability to accommodate future development requirements in existing settlements.

**4.1.8** The distribution of development also needs to avoid areas liable to flood. The Strategic Flood Risk Assessment shows that flooding from rivers is not a significant factor in most of the main settlements, except for part of Edenbridge. The housing land availability assessment has treated flooding as a constraint in accordance with Government guidance.

10 Available at the evidence base pages of the planning policy and local development framework section of the Sevenoaks District Council website (Sevenoaks.gov.uk)



## Housing Land Supply

**4.1.9** The Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) that has been updated to 1 April 2009. The updated assessment shows that the housing provision figure of 3,300 dwellings (2006-2026) for the District can be met from within existing built up areas, enabling the Green Belt to continue to be protected. The main categories of supply are as follows:

Completions (since 2006)	692
Outstanding Permissions (1)	1,366
Potential Allocations (2)	978
Small Site Allowance (after first ten years only) (3)	525
Total	3,561
Core Strategy Housing Provision (20 years @ 165 per annum)	3,300

### Notes

1. After a deduction has been made to allow for a non implementation rate based on past trends. Outline planning permissions are included in this total following assessment in the SHLAA
2. Based on sites assessed in the SHLAA
3. 75 dwellings per annum based on past trends. Small sites are less than 0.2 ha.

**4.1.10** The figures show a surplus of 261 dwellings in relation to the District’s housing provision. This is a comparatively robust supply because a high proportion (62% of the requirement) is made up of development already built or with planning permission. Assuming these elements are built, and a discount has already been applied to the outstanding planning permissions total, then the remaining elements of the supply (potential allocations and small site allowance) exceed the total needed to meet the District’s housing provision by 21%.

**4.1.11** The Housing Trajectory based on the figures is presented at Appendix 1. The trajectory shows that the identified supply exceeds the requirement by the greatest extent over the first ten years. In this period, where the supply is made up of identified deliverable and developable sites, the District provision, based on the annual figure is exceeded by 891 units (or 40%).

**4.1.12** There are other sources of supply that the Council will take into account in monitoring and managing the housing supply over the Core Strategy period. Development from these sources will be monitored as part of the Annual Monitoring Report and added to the housing land supply. These are:

1. Small sites in the first ten years. In accordance with Government guidance the supply does not include a figure for small sites in this period beyond outstanding permissions. However, past trends suggest that small site windfalls are a significant contributor to housing completions and the SHLAA concludes that this will continue in the future. Actual completions from small site windfalls will count towards meeting the housing target once development is completed.
2. Affordable housing “exception sites” developed under Policy SP4, which cannot be counted as contributing to the housing land supply until after completion.
3. Redevelopment of business sites in urban areas for mixed use which may be permitted under Policy SP8.

### 4 . Location Policies

4. Large windfall sites beyond the first ten years. The SHLAA seeks to identify large sites for development during the Core Strategy period. However, identifying in advance sites for development more than ten years into the future is difficult, particularly redevelopment sites in urban areas. It is noteworthy that all the urban sites put forward in response to the SHLAA “call for sites” were identified by their promoters for development in the first ten years. In the longer term the SHLAA will be updated to identify the emergence of potential new urban housing land.
5. Reserve Land. Land at Edenbridge, formerly safeguarded to meet long term development needs, is re-designated as Reserve Land in Policy LO6 so that it is available to be brought forward for development during the Core Strategy period if required.
6. Development of areas of opportunity in Sevenoaks town centre under Policy LO3 which may include scope for some housing as part of mixed use development.
7. Any additional contribution from safeguarded land at Westerham.

**4.1.13** The distribution of housing based on the identified supply is shown in Table 2. The greatest capacity for housing development is identified in Sevenoaks urban area, followed by Swanley, Edenbridge and a range of smaller settlements, which is consistent with focusing development primarily on settlements with the widest range of facilities. Most of the housing total for the smaller settlements consists of either completions or commitments in the form of planning permissions.

**4.1.14** The distribution is weighted slightly more towards the Rest of Kent than the London Fringe sub region when compared with the distribution based on the South East Plan (98/80 dwellings per annum in favour of the Rest of Kent compared to 80/85 dwellings per annum in the South East Plan, see para 3.2.2 for further information on the sub regions). Most of the District lies outside the London Fringe area, including some parts adjoining London. Some flexibility in the distribution is considered justified for the following reasons:

1. The District’s overall requirement is exceeded;
2. The distribution is based on the South East Plan strategy of an urban focus and only one of the District’s three main towns (Sevenoaks) is in the London Fringe;
3. The defined boundary of the London Fringe only just excludes the other two main towns Swanley and Edenbridge. Swanley in particular is a location that is consistent with the characteristics of the London Fringe adjoining London and the M25. It has significant urban land available for housing; and
4. The small London Fringe shortfall (5 dwellings per annum over the Core Strategy period) is likely to be made up from the first four sources of supply identified above.

#### **Employment Land and Retail Development**

**4.1.15** The Employment Land Review shows that future employment land needs can be met largely within existing employment sites provided the great majority of these sites are retained in employment use. The distribution of employment land is based on existing development and is therefore principally at Sevenoaks, Swanley and Edenbridge, including a previously undeveloped site at Swanley. Other significant contributions come from the Major Developed Sites in the Green Belt. The distribution is shown in Table 2.

**4.1.16** The Retail Study update shows that, based on forecast future expenditure, there is limited capacity for further development in Sevenoaks, primarily later in the plan period. In Swanley there will be little capacity based on expenditure growth but scope for new development to claw back some

of the trade currently lost to other locations. In other centres the emphasis will be on maintaining provision to meet local needs. In accordance with Government policy retail development will continue to be focused on existing town centres.

**Green Belt**

**4.1.17** The Core Strategy establishes there is no need to amend the Green Belt to meet development needs. The case for any small scale adjustments to cater for situations where land no longer contributes to the Green Belt can be considered through the Allocations and Development Management DPD.

Table 2: Summary of Broad Housing and Employment Land Provision (2006-2026)

Location	Housing (units)	Employment Land (ha) (1)
Sevenoaks (2)	1,331	27.2
Swanley	660	30.8
Edenbridge (3)	411	22.1
Other Settlements	1,159	6.0
Total	3,561	86.1
Core Strategy Housing Provision (20 years at 165 dwgs per annum)	3,300	N/A

Note

1. Employment land figures exclude Major Developed Sites in the Green Belt.
2. The Sevenoaks urban area includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green.
3. The Edenbridge housing figure excludes any contribution from the Reserve Land

**Policy LO 1**

**Distribution of Development**

**Development will be focused within the built confines of existing settlements.**

**The Sevenoaks urban area, which includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green, will be the principal focus for development in the District in accordance with Policies LO2 and LO3.**

**Swanley will be the secondary focus for development with the emphasis on maintaining and enhancing its role and promoting regeneration to meet the needs of the local community in accordance with Policies LO4 and LO5.**

**Edenbridge will be a location for development of a scale and nature consistent with the needs of the town and the surrounding rural area it serves in accordance with Policy LO6.**

**New Ash Green, Otford and Westerham will be locations for limited development in accordance with Policy LO7**

## 4 . Location Policies

**The Service Villages, listed in Policy LO7 will be locations for small scale development consistent with the requirements of Policy LO7.**

**In other locations priority will be given to protecting the rural character of the District. Development will only take place where it is compatible with policies for protecting the Green Belt and the High Weald and Kent Downs Areas of Outstanding Natural Beauty, where relevant. Development will be located to avoid areas at risk of flooding.**

### **Delivery Mechanisms:**

*Policies LO2 to LO7 set out development proposals consistent with the general distribution of development in Policy LO1.*

*The Annual Monitoring Report will monitor progress in delivering housing against the housing trajectory and ensure the maintenance of a five year rolling supply of deliverable housing sites in accordance with Government guidance in PPS3 (Housing).*

*The Allocations DPD will include identified housing sites, consistent with the Core Strategy, anticipated phasing and implementation requirements.*

### **Performance Indicators:**

Actual housing development compared to the housing trajectory

Actual distribution of housing development compared to the distribution in the Core Strategy

Housing development in areas liable to flood

### **Targets:**

An average completion rate of 165 dwellings per annum to be maintained over the Core Strategy period

From the date of adoption at least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half to be in Sevenoaks and Swanley.

No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.

## 4.2 Development in Sevenoaks Urban Area

**4.2.1** The urban area that includes Sevenoaks town also extends to cover Riverhead, Dunton Green, Bessels Green and Chipstead and is the largest in the District. (See Figure 3). This section relates to the whole urban area although the scope for development will be more limited in the smaller communities.

**4.2.2** In a regional context the South East Plan shows Sevenoaks as a “Secondary Regional Centre”, reflecting its significance, but also reflecting the fact that there are other larger centres elsewhere in the region, including those that, unlike Sevenoaks, are specifically identified for significant change.

**4.2.3** In the context of the District the relative accessibility of the urban area and range of services available means that it is a sustainable location for development and the technical studies suggest there is scope for development in the existing urban area. But its character varies greatly and development needs to take place in a way that does not harm high quality environments or undermine the distinctive character of different parts of the urban area.

**4.2.4** Sevenoaks is surrounded by Green Belt, which preserves the setting and special character of the historic town, constrains the expansion of the town and safeguards the countryside from encroachment. It also maintains the separation of the urban area from nearby settlements, including Otford and Seal, retaining their separate identity. In addition it includes significant green wedges that help to break up the extent of built development and contribute to maintaining the separate character of individual communities that form part of the urban area, including Riverhead, Dunton Green, Bessels Green and Chipstead. Much of the open land adjoining the town is designated as AONB and flooding is also a significant constraint on land to the north. In view of these constraints and the scope for development in the built up area the option of releasing any Green Belt land adjoining the urban area for development has been rejected.

**4.2.5** Provision for new development in the urban area is summarised in Table 3.

**4.2.6** Housing provision is based on the findings of the Strategic Housing Land Availability Assessment, including outstanding permissions, sites identified in the urban area and a small site allowance after the first ten years. It is made up as follows:

Completions since 2006	119
Outstanding permissions	743
(of which outline)	510
Identified sites	329
Small site allowance	140
Total	1,331

**4.2.7** Over 60% of the housing provision is made up of completions and outstanding planning permissions. The largest single component is an outline permission for a phased development of 500 units at West Kent Cold Store close to Dunton Green railway station.

**4.2.8** The most accessible parts of the urban area are those within easy walking distance (800m) of the town centre and main railway station. Subject to designs being appropriate to the area higher density development will be suitable in these areas, enabling more people to live in locations closest to services and facilities. Policy on density of residential development is contained in Policy SP7.



4 . Location Policies

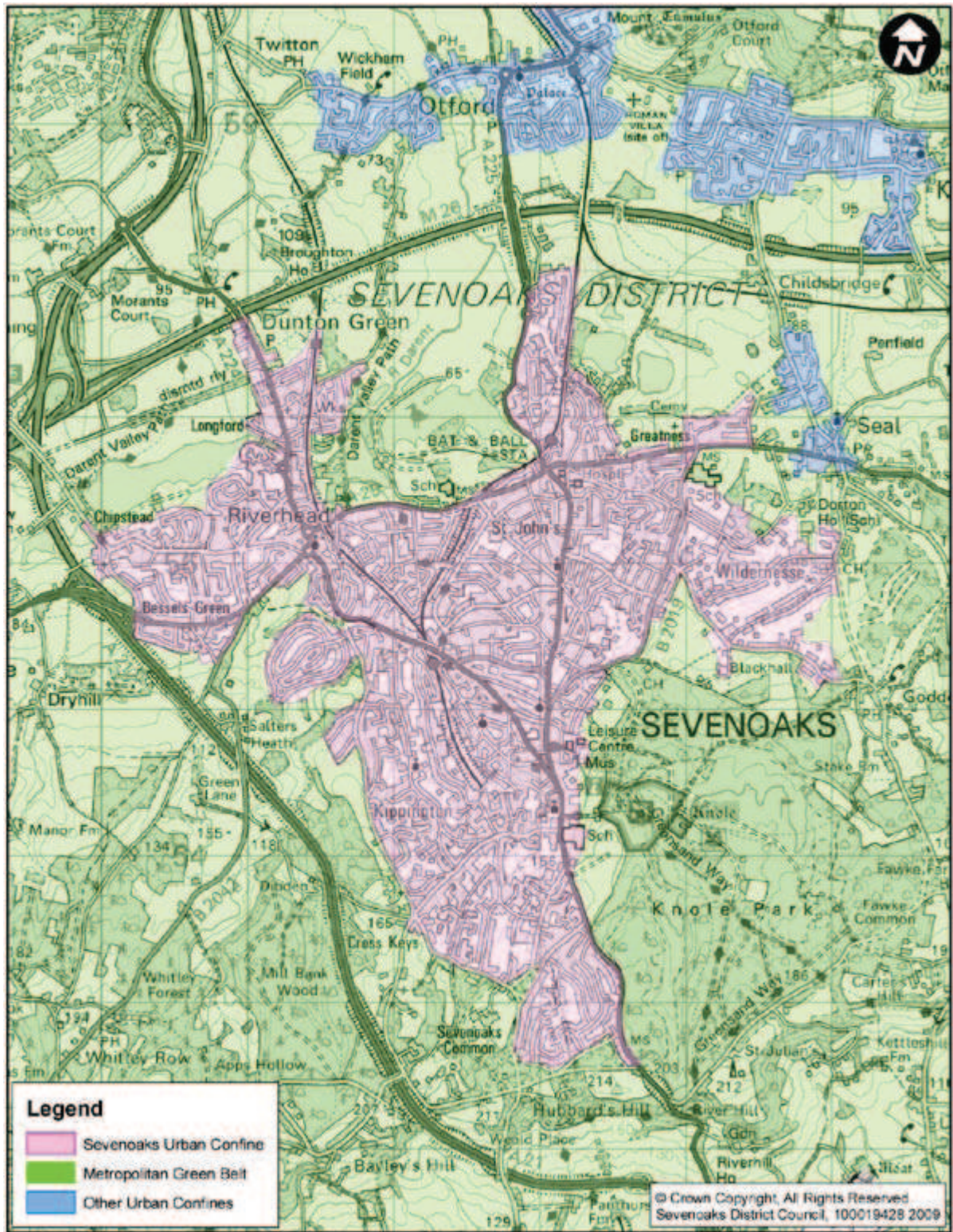


Figure 3: Sevenoaks Urban Area



**4.2.9** Sites will be brought forward for housing development to enable the provision to be met through the Allocations and Development Management DPD. Past trends and the Strategic Housing Land Availability Assessment illustrate that small sites make a significant contribution to housing provision within the town. This is to be expected given the relatively large size and the character of the urban area. Small site development allows for the sensitive integration of development into the distinctive character of the town and such opportunities will continue to arise.

**4.2.10** The Strategic Housing Land Availability Assessment included an assessment of “character areas” in the town. This identified the distinctive features that contributed positively to the character of different parts of the town and used this assessment to identify which areas had potential for further development to take place in a sensitive way without harm to their overall character. The assessment will be developed into a supplementary planning document to assist in considering development proposals in the town.

**4.2.11** Sevenoaks has a significant stock of employment land. The Employment Land Review identified a range of sites that it considered suitable for retention in employment use. Policy SP8 will apply to these areas and employment sites for retention will be designated through the Allocations and Development Management DPD. Modernisation and redevelopment of existing employment sites will be encouraged in accordance with the policy to ensure that employment land continues to adapt to meet the needs of the town’s economy.

**4.2.12** Retail development will remain focused primarily on the town centre. In view of Government guidance and the findings of the Retail Study (2009 Update), which concludes there is only a limited need for growth that can be accommodated in the town centre, it is not proposed to add to out of centre provision.

**4.2.13** There are several neighbourhood shopping centres within the urban area that have a role in offering convenience shopping for their local communities. The extent of these and policy on change of use within them will be set out in the Allocations and Development Management DPD.

Table 3: Summary of Development Provision in Sevenoaks Urban Area

<b>Development</b>	<b>Completed since 2006</b>	<b>2009-2014</b>	<b>2014-2019</b>	<b>2019-2026</b>	<b>Total</b>
Housing (approx no of units) (1)	119	630	440	140	1,330
Employment Land (2)					27.2
Retail (approx sq m net) (3)	N/A		1,500	2,500	4,000

Notes

1. Future housing completions are rounded to the nearest ten.
2. Area in hectares to be retained/regenerated
3. Of the total retail floorspace provision approximately 2,300 sq m is comparison (non food) and 1,700 sq m convenience floorspace.

## 4 . Location Policies

**4.2.14** Proposals for improving transport provision, consistent with the Core Strategy, to reduce reliance on the car will be developed through the Transport Strategy. This will include improved provision for cyclists, including dedicated cycle routes and improved cycle parking and improved provision for public transport users.

**4.2.15** Sevenoaks is an important centre for commuting to London based primarily on the fast and frequent services from the main train station. This role will continue and the Council will support improvements to the station and interchange facilities to improve the experience for commuters. Improvements to car parking provision for the station will be supported subject to evidence of demand and environmental acceptability.

### Policy LO 2

#### Development in Sevenoaks Urban Area

**In Sevenoaks provision will be made for approximately 1,330 dwellings (2006-2026) on a range of sites suitable for residential use within the urban area.**

**Existing suitable employment sites will be retained with the opportunity for regeneration and redevelopment to better meet the needs of business.**

**In bringing forward sites for development the emphasis in this area will be on:**

- the town centre as shown on Figure 4
- housing development at locations throughout the town suitable for housing development and with particular emphasis on locations within the town centre, or within easy walking distance of the town centre or main line railway stations.
- employment development in existing employment areas; and
- protection of the setting of the urban area and the distinctive character of the local environment and also respecting the physical and community identity of the adjoining settlements, and prevention of further coalescence.

### Delivery Mechanisms

*The Allocations and Development Management DPD will allocate sites for residential development consistent with the Core Strategy.*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained.*

*The Residential Character Areas SPD will give guidance on achieving high quality development that responds to the distinctive local character of the residential areas of the town.*

### Performance Indicators:

Actual distribution of housing development compared to the distribution in the Core Strategy.

Net change in employment floorspace in the town

**Target**

From the date of adoption at least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half to be in Sevenoaks and Swanley

**Sevenoaks Town Centre**

**4.2.16** Sevenoaks has a successful town centre although it faces competition from other larger centres outside the District and, in common with other town centres has suffered from an increase in vacant premises due to the recession. It has benefited from the completion of the Bligh's Meadow development in 2007 and has a good range of independent shops and services and multiple stores but not the range of department stores associated with larger centres.

**4.2.17** The town centre benefits from a high quality environment that needs to be maintained and enhanced as it continues to develop.

**4.2.18** The Retail Study (2009 Update) shows that further growth will be needed over time if the town is to maintain its position relative to other centres. It concludes that there will be expenditure growth to support approximately 1,700 sq m net of additional convenience floorspace spread over the plan period and 2,300 sq m net of comparison (non food) floorspace primarily during the period after 2019, giving a total of 4,000 sq m net. In view of the uncertainty associated with long term forecasts of retail demand including internet sales, trends in retail expenditure will be monitored and the implications for the scale of long term growth in shopping in the town centre kept under review.

**4.2.19** The broad extent of the town centre is shown on Figure 4. The town centre boundary is based on the existing shopping area, and land in related uses, including car parks and employment land. There is scope for further development in this area and the Council does not see a need for the town centre to expand into adjoining areas that are purely residential in character. The primary focus for new development will be on the areas described below that are shown diagrammatically.

1. West of Bligh's Meadow on the north western side of the town centre. A mixed use development is proposed including residential flats, commercial, retail and café/restaurant use, together with the relocated market. The town centre commercial uses will adjoin the Bligh's Meadow car park and complement the existing shopping provision. The development will bring more residential development into the town centre and improve the appearance of a relatively unattractive part of the centre. The scheme offers a range of benefits and will be brought forward early in the plan period.
2. East of the High Street adjoining Buckhurst Way. This area primarily contains surface parking and service yards. Most of the land is Council-owned and offers scope for retail development of at least the scale envisaged in the Retail Study together with related town centre uses closely linked to the High Street. Redevelopment would need to provide for replacement decked car parking. In accordance with the findings of the Retail Study this is a longer term opportunity proposed for development later in the Core Strategy period after 2019, although there could be scope to develop earlier if justified by demand. Proposals will be included in the Allocations and Development Management DPD with a Planning Brief to be prepared at a later date to lead the development of detailed proposals.

4 . Location Policies

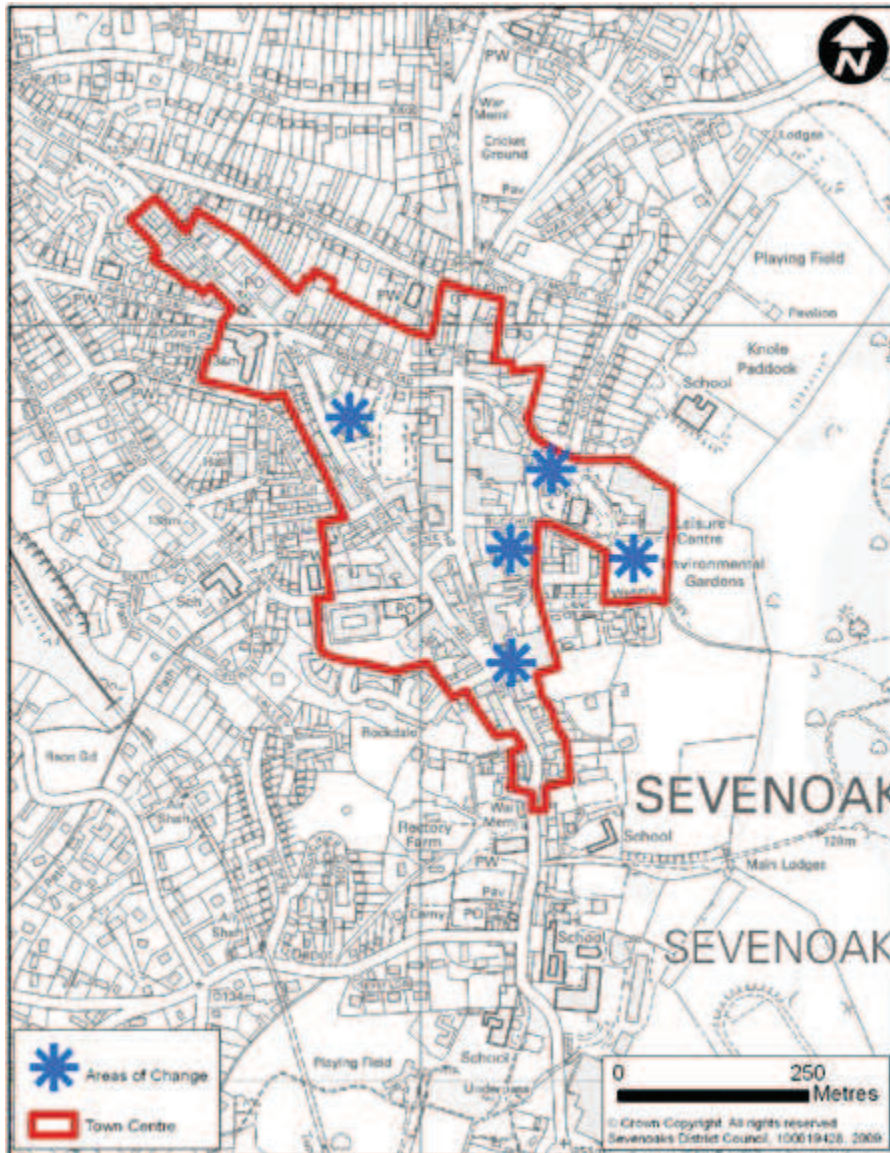


Figure 4 - Sevenoaks Town Centre (showing development opportunities/Areas of change)

**Policy LO 3**

**Development in Sevenoaks Town Centre**

**A mix of uses (including retail, offices, cultural, leisure, hotel and residential development) will be retained and enhanced within the town centre. The historic form and character of the town centre will be maintained.**

**Approximately 4,000 sq. metres net of new shopping floorspace (including approximately 1,700 sq m of convenience and 2,300 sq m of comparison floorspace) will be provided in the town centre up to 2026. This will include redevelopment of land west of Blighs Meadow for a mix of uses including residential, commercial and retail and in the longer term redevelopment of land east of the High Street for retail and related uses.**



**New development in the town centre should be of a scale consistent with the existing character of the centre and should contribute to improving the quality of the town centre environment.**

**Town centre car parking will be managed to ensure adequate and convenient provision for shoppers and appropriate provision for long stay parking.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will include proposals for individual developments consistent with the policy. The Council will work with developers to bring forward identified proposals using its planning powers where necessary.*

*A Planning Brief will be prepared for Land West of Bligh's Meadow.*

*A Planning Brief for land east of the High Street will be brought forward in time to lead the development of detailed proposals*

*The Council will work with local businesses to manage the town centre and promote environmental improvements. It will seek environmental improvements in association with new development.*

**Performance Indicators:**

Progress in developing town centre sites

Net change in retail floorspace

Performance against town centre health check indicators

**Target:**

Approximately 4,000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026.

**4.3 Development in Swanley**

**4.3.1** Swanley is the second largest town in the District. It is accessibly located adjacent to Junction 3 of the M25 but does not have as wide a range of services as Sevenoaks. Taking these factors into account it is placed second in the settlement hierarchy. New development will primarily meet the needs of the town and its surrounding area and contribute to maintaining and enhancing its role.

**4.3.2** Parts of Swanley suffer from relatively high levels of deprivation and some areas of poor environment. The Council is working with other agencies to achieve effective regeneration. The Local Strategic Partnership, co-ordinated by the Council, brings together a wide range of organisations with an interest in regeneration to develop initiatives within the framework of the Community Strategy. The Council has established the Swanley People First Partnership to deliver a Single Regeneration Budget programme, which led to some £1.64 million pounds of expenditure over the SRB period from 2001-5 and has continued the partnership to progress ongoing initiatives established under the SRB and develop new opportunities. The objectives of the Swanley People First Partnership are to:

## 4 . Location Policies

- Encourage participation and improve opportunities for excluded residents.
- Improve skills levels and educational attainment.
- Improve access to employment opportunities.
- Develop alternative activities to promote community safety.

**4.3.3** 14 separate projects were established that contribute to achieving the objectives. These covered a wide range of activities and have directly involved over 6,500 local residents. When the SRB funding came to an end, many of the projects were continued in some form.

**4.3.4** New development in the town promoted through the Core Strategy will complement the regeneration initiatives being pursued through Swanley People First by providing new job opportunities, improved facilities in the town centre and environmental improvements. The Strategic Housing Land Availability Assessment identifies significant redevelopment opportunities in the town. In addition new development in the town will contribute to a community fund to support local regeneration projects (see the Infrastructure Delivery Plan Schedule in Appendix 4 for further details).

**4.3.5** Swanley is surrounded by Green Belt land. Land to the south east is also within the AONB which should be safeguarded from encroachment, while to the north and north east the Green Belt plays an important role in separating Swanley from the nearby communities of Hextable and Swanley Village and to the south in separating Swanley from Crockenhill. The Green Belt can play a significant role in assisting regeneration by focusing investment on existing urban land. For these reasons there are no proposals to release Green Belt land around Swanley.

**4.3.6** Provision for new development in the town is summarised in Table 4.

**4.3.7** Housing provision is based on the findings of the Strategic Housing Land Availability Assessment, including outstanding permissions and sites identified in the urban area and is made up as follows:

Completions since 2006	38
Outstanding permissions	65
Identified sites	494
Small site allowance	63
Total	660

**4.3.8** Most of the provision consists of identified sites. These sites will be brought forward for housing development through the Allocations and Development Management DPD.

**4.3.9** Policy on the density of residential development in the town is contained in Policy SP7.

**4.3.10** Swanley has a significant stock of employment land and its retention and modernisation in accordance with Policy SP8 will be a key factor in the development of the local economy. The economy has the potential to benefit further from the town's location next to the M25 and, in addition to existing sites, an unimplemented Sevenoaks District Local Plan allocation for employment land at Broom Hill adjoining Junction 3, is proposed to be retained as it continues to have potential for economic development to support the economic regeneration of the town.

**4.3.11** The development of a hotel in the town offers potential benefits for the local economy and will be supported.- Planning permission has now been granted for a hotel on the western side of the town.



Table 4: Summary of Development Provision in Swanley

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (approx no of units) (1)	38	150	410	60	660
Employment Land					22.7(2) 8.1 (3)
Retail (approx sq m net (4))	Dependent on the form of redevelopment proposals for the town centre				

Notes:

1. Future housing completions are rounded to the nearest ten.
2. Areas in hectares to be retained/regenerated
3. New area in hectares adjoining M25 J3
4. Approximate sq.m net of total

**4.3.12** Swanley’s position adjacent to the M25 and A20 means that traffic-generating development in the town has the potential to affect the Strategic Road Network (SRN). The Council has undertaken an assessment (based on the Highways Agency’s suggested Reduced Transport Evaluation methodology) of the impact of development in Swanley on the SRN. The assessment estimates that the cumulative impact of residential development in Swanley, beyond existing commitments, and development of an industrial estate form of employment use on the Broom Hill site was likely to be relatively modest. However, the assessment suggested that, without mitigation, development of a business park form of development at Broom Hill may have a more significant impact on traffic levels on the SRN. These broad conclusions from the assessment have been agreed with the Highways Agency.

**4.3.13** The development of the Broom Hill site is important to the economy of the town. Its potential traffic impact will be mitigated by:

- Limiting the development to industrial estate type uses (B1(c), B2, B8) unless a developer is able to demonstrate, to the satisfaction of the Council and the highways authority, that the development of other types of commercial floorspace will not have a significant impact on traffic levels on the Strategic Road Network.
- Requiring the development to implement a Travel Plan that may provide an improved bus link between Swanley Town Centre, Swanley Station and the east of Swanley, to serve the Broom Hill site and other employment sites in the area and limit the number of parking spaces to a level significantly below the maximum standard.
- Requiring applications to be accompanied by a Transport Assessment and Travel Plan that incorporate proposals to mitigate impact.
- The development of the site is subject to confirmation by means of a transport assessment that the transport impact on M25 Junction 3, taking account of mitigation measures, is acceptable.

**4.3.14** Development will also need to minimise impact on Biodiversity Action Plan habitats and include biodiversity enhancements. Proposals for the site having regard to these considerations will be set out in the Allocations and Development Management DPD.

4 . Location Policies

**4.3.15** Elsewhere in Swanley the Council will:

- Secure an improved walking and cycling link between the town centre and Swanley Station.
- Investigate the potential of developing a bus station in Swanley.
- In conjunction with the County Council improve cycleway and footpath provision in the town through the Transport Strategy and require facilities for cyclists to be provided in new development.
- Require all developments of 20 dwellings or more to be accompanied by a Travel Plan, which would set out a package of measures to encourage travel to and from the development site by sustainable modes.

**4.3.16** Swanley is less well-served with open space than other parts of the District, despite the valuable asset of Swanley Park on the northern side of the town. The Open Spaces Study recommends that provision be improved so that residents, particularly in the southern part of the town, have better access to open space. In accordance with Policy SP10 developments in areas of the town where there is a deficiency will be expected to provide or make a contribution towards improvement.

**Policy LO 4**

**Development in Swanley**

**In Swanley provision will be made for approximately 660 dwellings (2006-2026) throughout the town on a range of sites suitable for residential use within the urban area.**

**The local economy will be sustained through the regeneration and redevelopment of existing suitable employment sites to better meet the needs of business and through the allocation of additional land not in the Green Belt for employment purposes adjoining the M25. Developments in Swanley will be accompanied by measures to increase the attractiveness of sustainable transport modes.**

**In allocating sites for development in the Allocations and Development Management DPD, the emphasis in this area will be on:**

- **the town centre and adjoining areas**
- **for employment development, existing employment areas and land adjoining Junction 3 of the M25;**
- **providing additional public open space where opportunities arise: and**
- **protecting the setting of the town and the physical and community identity of the adjoining settlements, and prevention of coalescence**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will allocate sites for residential, employment and open space development.*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained.*

*Planning briefs will be prepared for key sites*

*Policy SP10 will be used to secure additional open space provision in connection with new development.*

*A revised planning brief will be prepared for the Broom Hill site which will identify the extent of the site to be developed for employment use, provision for green infrastructure and transport issues, taking account of factors listed in paras 4.3.13 -14.*

**Performance Indicators:**

Actual distribution of housing development compared to the distribution in the Core Strategy Net change in employment floorspace in the town

**Target:**

At least two thirds of new housing to be in Sevenoaks, Swanley or Edenbridge and at least half to be in Sevenoaks or Swanley

## Swanley Town Centre

**4.3.17** Swanley town centre contains a large food superstore and a pedestrianised shopping street, together with a civic centre and other facilities. The boundary of the town centre for the purposes of the Core Strategy is shown diagrammatically on Figure 5. It is focused primarily on the pedestrianised shopping area and superstore to the north west of the railway but also includes a limited area to the south east close to the main part of the centre. There is significant scope for development within the area of the centre to achieve regeneration objectives. The Allocations and Development Management DPD will define the boundary of the redevelopment proposals. The expansion of town centre development onto the adjoining open space to the south west will only be acceptable if it is demonstrated through the preparation of detailed proposals to be necessary to ensure the delivery of a regeneration scheme that enhances the vitality and viability of the town centre and meets the requirements of Policy LO5. In such circumstances provision would need to be made for the enhancement of the remaining open space and the off site replacement of equivalent value to the community of any facilities lost.

**4.3.18** The shopping centre suffers from a high level of vacancies and a limited range of stores. It loses a significant amount of expenditure to other areas, the environment is in need of improvement and overall it does not serve its local community as well as it should.

**4.3.19** The Council has been working with landowners and the local community to promote a regeneration scheme for the town centre with the objective of securing development that enables the centre to better meet the needs of the community. It will continue to work towards achieving such a scheme, although in the current economic climate a comprehensive scheme may not be viable. Pending a more comprehensive development, measures to improve the quality of the environment through refurbishment will be supported.

**4.3.20** The regeneration of the centre would help retain expenditure and the economic prosperity of the town, strengthen the social function of the centre as the meeting place of the town and enhance the environment and image of the place. In these ways, the enhancement of the centre can act as a catalyst for enhancing the town.

4 . Location Policies

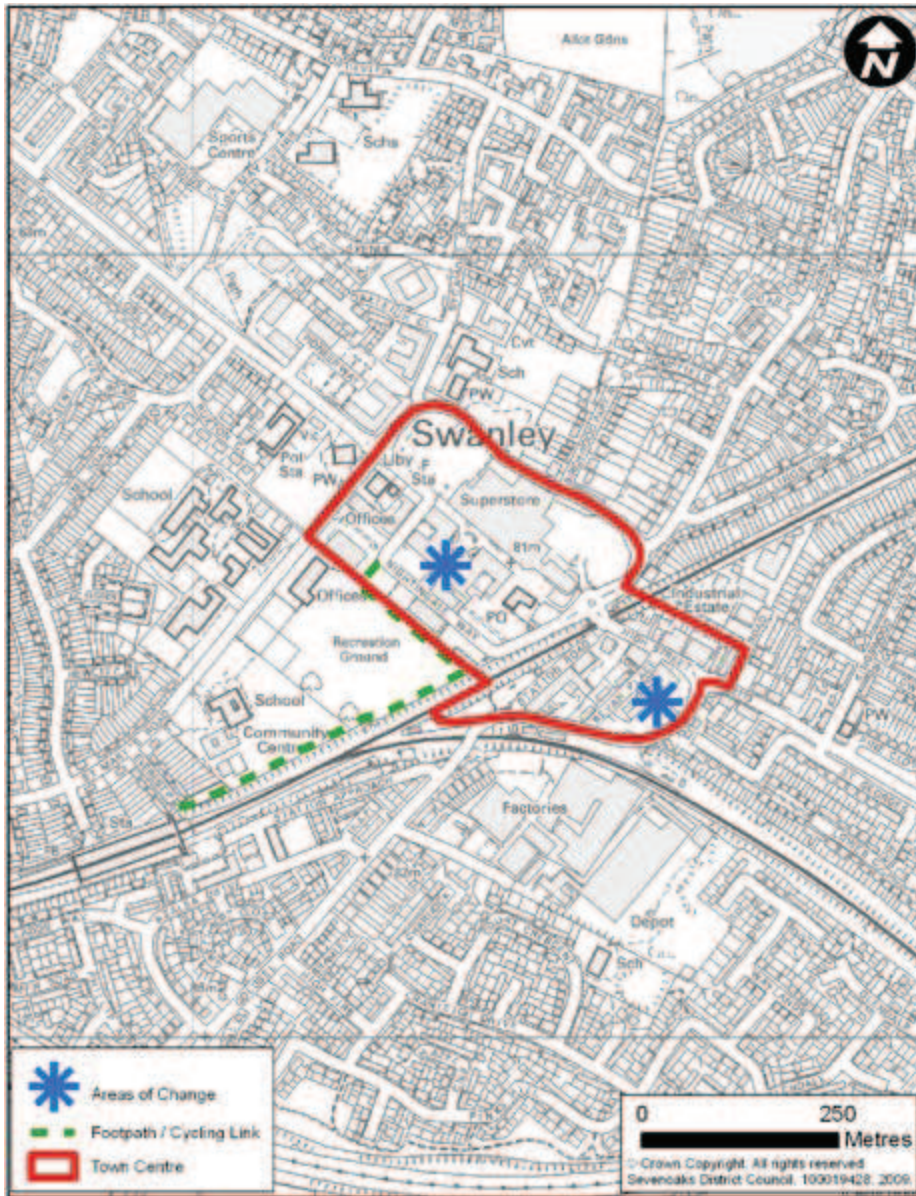


Figure 5: Swanley Town Centre

**4.3.21** The town centre would benefit from a hotel development which could assist in regeneration, widen the range of activity in the town centre area and contribute to the town’s economy as a whole. If the hotel development permitted on the western side of the town goes ahead the continued case for a hotel development in the town centre will be reviewed through the Allocations and Development Management DPD.

**4.3.22** A dedicated pedestrian/cycleway link will be provided between the railway station and the town centre to encourage access to the town centre by public transport.

**4.3.23** To the south east of the railway land at Bevan Place provides an opportunity for further town centre housing development.

**4.3.24** The Allocations and Development Management DPD will define the precise boundary of the town centre and include a policy on change of use in the shopping frontage.



**Policy LO 5****Swanley Town Centre**

**Swanley town centre will be regenerated so that it better meets the needs of the population it serves. The regeneration scheme will contain a mix of uses including retail, offices, residential and community facilities (including replacement of existing medical facilities) and will bring about a substantial improvement in the environment of the town centre. The provision of a hotel will be supported. Links between the town centre and the station will be improved.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will contain proposals for individual developments.*

*The Council will work with partners, including landowners and the local community, to bring forward comprehensive and viable regeneration proposals for the town centre in accordance with the policy. It will seek voluntary agreements to enable development to take place but will use its statutory powers if necessary.*

*The Council will work with local businesses to manage the town centre and promote environmental improvements. It will seek environmental improvements in association with new development.*

*The proposed route for the pedestrian/cycleway link to the station will be safeguarded through the Allocations and Development Management DPD. Delivery will be secured through developer contributions from the town centre regeneration, supported by Local Transport Plan funding (if available) (Further details are contained in the Infrastructure Delivery Plan, para 1.8).*

**Performance Indicators:**

Progress in implementing the regeneration scheme

Net change in retail floorspace

Performance against town centre health check indicators

**Target:**

A town centre regeneration scheme, consistent with the Core Strategy, to be approved within five years and completed within ten years of Core Strategy adoption.

The footpath/cycleway link to the station to be completed no later than the completion of the regeneration scheme.

## 4 . Location Policies

### 4.4 Development in Edenbridge

**4.4.1** Edenbridge is the third largest town and is the centre for a large rural area in the south west of the District. It expanded in the 1960s when it was designated as an overspill area and has developed along a north-south axis. It is less accessible to the main road network than Sevenoaks or Swanley but has orbital and radial rail links. The town has a range of services although more limited than the two larger towns.

**4.4.2** Parts of Edenbridge are liable to flood and these will be avoided in providing for development vulnerable to flooding, including housing.

**4.4.3** The Strategic Housing Land Availability Assessment shows that there are significant commitments for new development within the town, including schemes under construction, and further scope from small sites as follows:

Completions since 2006	207
Outstanding permissions	127
Identified sites	7
Small site allowance	70
Total	411

**4.4.4** Edenbridge is surrounded by Green Belt, which preserves the setting and character of the town, constrains its expansion and safeguards the countryside from encroachment.

**4.4.5** Edenbridge does have an area of “Safeguarded Land” west of Enterprise Way on the north-western side of the town that was originally released from the Green Belt in 1990 to meet potential long term development needs (see figure 6). The Strategic Housing Land Availability Assessment, as updated, shows that the District can meet its housing provision without using the safeguarded land. As the Core Strategy gives preference to the development of land within existing built up areas and the housing trajectory shows a substantial surplus in the first half of the plan period, the safeguarded land is not proposed for development at this time. The land does, however, have the potential to contribute to housing provision in the District in the latter part of the Core Strategy period if sufficient development does not come forward to meet the Core Strategy provision. The saved Local Plan policy towards safeguarded land states that such land can only be released through a future review of the development plan which would entail quite a lengthy process to ensure its release should it be needed.

**4.4.6** The safeguarded land is therefore being re-designated as Reserve Land to be subject to a Core Strategy policy that will enable it be brought forward if necessary to ensure an adequate supply of land is maintained to meet the District’s housing requirements without the need for a further development plan review. It will not be considered for release before 2015 in view of the adequacy of supply at present. The test for its release will be whether it is needed to maintain a five year housing land supply in accordance with Government requirements. The Annual Monitoring Report will provide the housing supply information on which to base a decision and the release of the land, if required, will be by means of a Council resolution.



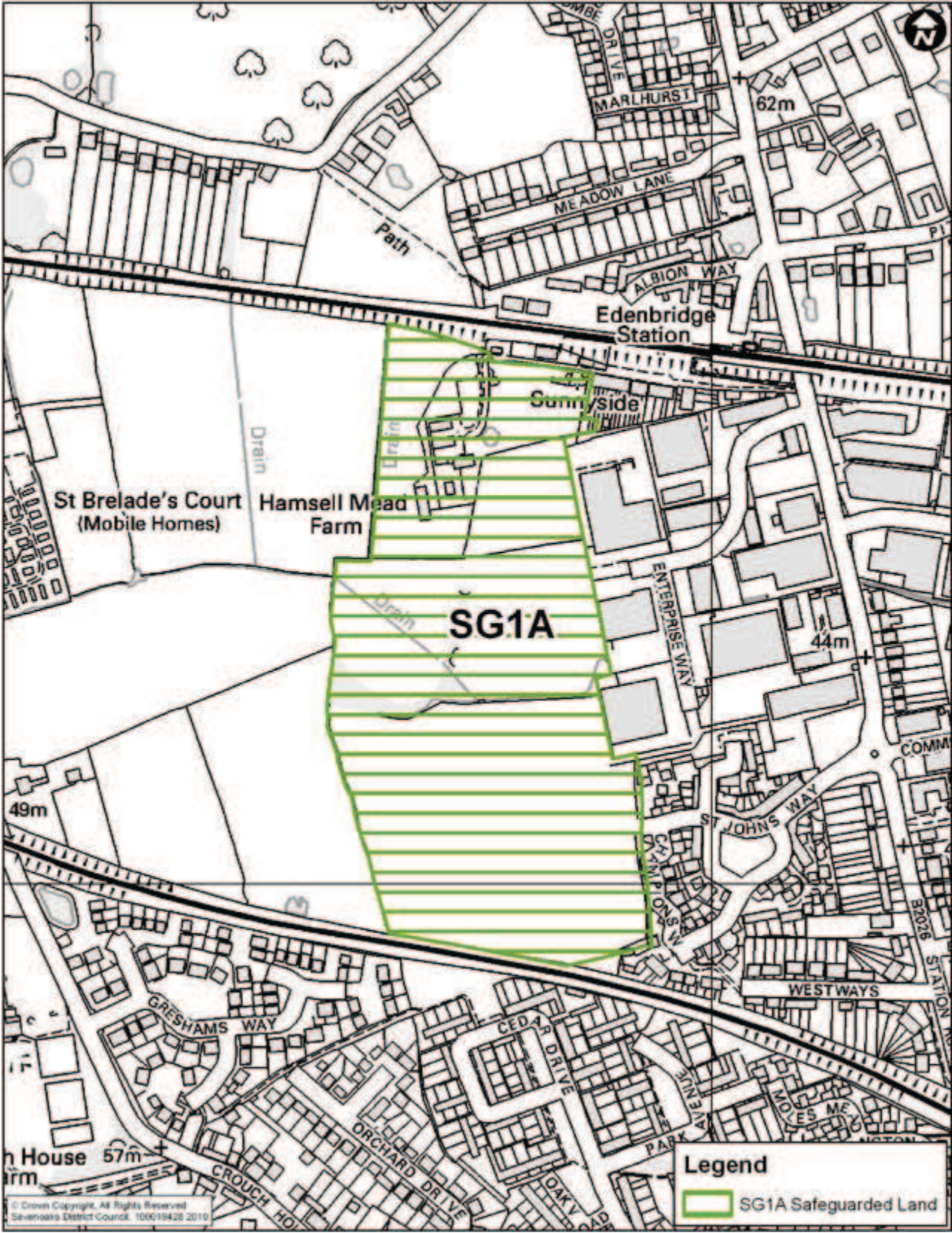


Figure 6 - Land at Edenbridge. Area to be changed from safeguarded to reserve

4 . Location Policies

**4.4.7** Policy on the density of residential development is contained in Policy SP7.

**4.4.8** Edenbridge has lost some employment land to other uses in recent years but still has a significant stock of employment land. The Employment Land Review identified a range of sites that it considered suitable for retention in employment use. Policy SP8 will apply to these areas and employment sites for retention will be designated through the Allocations and Development Management DPD. Regeneration and redevelopment of existing employment sites will be encouraged in accordance with the policy to ensure that employment land continues to adapt to meet the needs of the town’s economy.

**4.4.9** Edenbridge town centre provides a range of local shopping serving the town and surrounding area. Environmental improvements have recently been carried out following completion of the relief road. The Retail Study Update suggests there is only limited scope for increasing convenience shopping provision. The emphasis will be on maintaining a consolidated town centre and seeking opportunities for further improvement within the town centre area. The boundary of the town centre will be defined in the Allocations and Development Management DPD and will reflect the completion of the Co-operative food store and the greater focus to the south than the boundary in the Saved Local Plan. The Allocations and Development Management DPD will also include a policy on change of use in the shopping frontage. Opportunities to improve services for visitors will be sought, including a hotel should a proposal come forward on a suitable site.

**4.4.10** Provision for development in Edenbridge is summarised in Table 5.

Table 5: Summary of Development Provision in Edenbridge

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (approx no of units) (1)	207	130	10	70	410
Employment Land	22.1(2)				
Retail (approx sq m net) (3)	Maintain current provision				

Note

1. Future housing completions are rounded to the nearest ten.
2. Area in hectares to be retained/regenerated
3. Approx sq m net

**Policy LO 6**

**Development in Edenbridge**

**In Edenbridge provision will be made for approximately 410 dwellings (2006-2026) on a range of sites suitable for residential use within the urban area, avoiding areas liable to flood.**

**Land to the west of Edenbridge previously safeguarded to meet long term development needs is re-allocated as Reserve Land to be brought forward for development after 2015 only if required to maintain a five year supply of housing land in the District.**



**Existing suitable employment sites will be retained with the opportunity for regeneration and redevelopment to better meet the needs of business.**

**The mix of retail and service uses that contribute to the vitality and viability of the town centre will be maintained.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will allocate sites for residential development.*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained.*

*The Reserve Land will not be considered for release until after 2015. The test for its release after that date is whether the Annual Monitoring Report shows a five year supply of deliverable sites without the inclusion of the Reserve Land.*

**Performance Indicators:**

Actual distribution of housing development compared to the distribution in the Core Strategy

Net change in employment floorspace in the town

Net change in retail floorspace

Performance against town centre health check indicators

**Target:**

At least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half to be in Sevenoaks and Swanley.

**4.5 The Rural Areas and Countryside**

**Development in Rural Settlements**

**4.5.1** The District contains a range of smaller settlements that have a more limited range of services than the main towns but still offer some services to meet the day-to-day needs of their communities. The overall amount of development that will be acceptable in these settlements will generally be less than in the main towns due to their more limited range of services and reduced accessibility, which renders them less sustainable locations for meeting the development needs of the District as a whole. In addition the smaller size of the settlements will mean that the physical scope for larger scale development consistent with maintaining their character and protecting the Green Belt and Areas of Outstanding Natural Beauty will be less.

**4.5.2** A systematic assessment of services and facilities available in each settlement in the District forms the basis for the Settlement Hierarchy. Below Sevenoaks, Swanley and Edenbridge the following categories are defined:

Local Service Centres. *New Ash Green, Otford and Westerham.*

### 4 . Location Policies

**4.5.3** Some modest development would be acceptable within these settlements subject to local environmental considerations.

**4.5.4** *New Ash Green* was developed as a new community in the 1960s with its own centre. The centre has proved to be less successful than other aspects of the development and has suffered from vacant units and environmental problems. The Council is attempting to work with landowners and the local community to develop proposals for its regeneration so that it better meets the needs of the local community, while retaining a scale appropriate to the size of the community it is intended to serve and a form that respects the distinctive character of the settlement. An element of residential development will be included as part of the regeneration scheme. The final form of development will follow local consultation. No significant scope for development exists elsewhere in the village outside the centre.

**4.5.5** In *Otford* local environmental factors, including significant areas of open space, limit the scope for further development. The future emphasis is likely to be primarily on small sites.

**4.5.6** *Westerham* has the widest range of facilities in this category. The housing land availability assessment has not identified any large sites for future housing development within the settlement confines but *Westerham* does have land safeguarded for long term development. This consists of three relatively small sites, with a combined area of 4 ha:

1. Land adjoining Croft Road.
2. The former school site to the east of the allotments.
3. Allotments adjoining Churchill School.

**4.5.7** In view of the size of these sites the Council considers that they only have a limited value for continued safeguarding as a strategic long term reserve for the District after 2026. Instead their future will be considered through the Allocations and Development Management DPD which will examine the scope for development to take place without harm to the AONB and, in the case of the allotments site, maintaining provision for allotments in accordance with Policy SP10. The identified supply includes the former school site which is previously developed land.

Service Villages. *Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing, Knockholt Pound, Leigh, Seal, Sevenoaks Weald, Shoreham, South Darenth, Sundridge and West Kingsdown.*

**4.5.8** These villages have a limited range of basic services. They all have defined Green Belt boundaries but have restricted scope for further development within their settlement confines. They will only be suitable as locations for small scale development, limited to infilling and redevelopment, where the scale and nature of development is consistent with the local village character.

Smaller Villages and Hamlets

**4.5.9** The remaining settlements have a very restricted range of services which render them unsuitable locations for promoting development. A few areas are sufficiently built up to justify a defined Green Belt boundary but, in view of the lack of facilities, development in these locations will be limited to small scale infilling only.

**4.5.10** The land availability assessment shows there is significant scope for housing in these settlements although the supply is spread over a wide area and no single settlement has identified capacity for development on a substantial scale. The supply consists primarily of existing commitments although a number of relatively small additional sites have been identified. It is shown below:

Completions since 2006	328
Outstanding permissions	431
Identified sites	148
Small site allowance	252
Total	1,159

**4.5.11** Two thirds of the housing provision is made up of completions and outstanding planning permissions.

**4.5.12** Across the settlements there is some employment land recommended for retention through the Employment Land Review. This generally consists of relatively small sites and their retention and regeneration consistent with Policy SP8 will enable them to continue to make a significant contribution to the rural economy.

Table 6: Summary of Development Provision in Rural Settlements

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (approx no of units) (1)	328	440	130	250	1160
Employment Land					6.0

Notes

1. Future housing completions are rounded to the nearest ten and exclude Reserve Land.
2. Area in hectares to be retained/regenerated

**4.5.13** The boundaries of village centres where these exist and detailed policies controlling change of use in these areas will be set out in the Allocations and Development Management DPD.

**4.5.14** The continued sustainability of the local service centres as places to live and work is dependent on the retention of local services that meet community needs coupled with the retention of adequate transport services enabling access to larger centres for those services that are not available locally. The Council will work with service providers to support the retention and where possible improvement of rural transport services that provide an essential link between rural towns and villages and larger towns and will continue to provide its own community transport services to rural areas. The Council will seek to ensure that the policies of the Local Transport Authority maintain and improve the accessibility of rural communities through:

1. taking a co-ordinated approach to encouraging community-based transport in areas of need.
2. including a rural dimension to transport and traffic management policies, including looking for opportunities to improve provision for cyclists and pedestrians between towns and their nearest villages.
3. developing innovative and adaptable approaches to public transport in rural areas that reflect the particular and longer term social and economic characteristics of the District.

**4.5.15** The Council will seek to retain local services through the application of planning policy and will work positively to support proposals to improve service provision consistent with the role of the settlement concerned, where proposals are of scale and character appropriate to the area.

## 4 . Location Policies

### Parish Plans

The LDF Core Strategy, supported by the Allocations and Development Management DPD, provides a general framework for future development in the rural towns and villages. But it leaves room for more detailed proposals of local significance only to be developed locally through Parish Plans. These plans provide a mechanism for local communities, working with the Council, to develop their own proposals for the future development of their local area consistent with the LDF and the Sustainable Community Plan. The Council will encourage and support the development of Parish Plans within this context.

### Policy LO 7

#### Development in Rural Settlements

**Between all the settlements, provision will be made for a total of approximately 1,160 dwellings (2006-2026) on a range of sites suitable for residential use**

**Within the settlement confines of New Ash Green, Otford and Westerham development on a modest scale will be permitted where it can take place in an acceptable manner consistent with local character. In New Ash Green the village centre will be regenerated so that it better meets the needs of the local community whilst respecting the distinctive character of the settlement.**

**Within the settlement confines of Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing, Knockholt Pound, Leigh, Seal, Sevenoaks Weald, Shoreham, South Darenth, Sundridge and West Kingsdown infilling and redevelopment on a small scale only will be permitted taking account of the limited scope for development to take place in an acceptable manner and the limited range of services and facilities available.**

**Within all the settlements covered by this policy new development should be of a scale and nature appropriate to the village concerned and should respond to the distinctive local characteristics of the area in which it is situated.**

**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. The Council will support and encourage innovative proposals to improve provision of services and facilities to serve the local community, subject to any development being of a scale and character appropriate to the area.**

**Existing suitable employment sites will be retained with the opportunity for regeneration and redevelopment to better meet the needs of business.**

**The Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.**



**Delivery Mechanisms:**

*The Allocations and Development Management DPD will allocate sites for residential development. Measures to maintain a supply of housing land are set out in the delivery of Policy LO1*

*The Allocations and Development Management DPD will define the boundaries of employment sites to be retained*

*The Council will work with partners, including landowners and the local community, to bring forward viable regeneration proposals for New Ash Green village centre in accordance with the policy.*

*The Council will lobby rural transport service providers to maintain and improve services.*

**Performance Indicators:**

Actual distribution of housing development compared to the distribution in the Core Strategy

Changes in the Settlement Hierarchy services and facilities score for individual settlements

Number and proportion of vacant units in New Ash Green Centre.

The number of Parish Plans adopted by the Council.

**Target**

At least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge

**Major Developed Sites**

**4.5.16** There are a number of sites in the District, divorced from existing settlements that have become built up over the years. All are in commercial use and their original development often pre-dates the introduction of planning control. All are within the Green Belt and the largest sites have been designated as “Major Developed Sites” in the Green Belt. These are listed below with the area of the designation:

1.	Chaucer Business Park, Kemsing	4.4ha
2.	Glaxo Smith Kline, Leigh	4.0ha
3.	North Downs Business Park, Dunton Green	6.1ha
4.	Fort Halstead, Halstead	41.0h

**4.5.17** The list was reviewed at the time of the last Local Plan, adopted in 2000, and there are no proposals to change the list of designated sites.

**4.5.18** Proposals for development within Major Developed Sites will be considered in the light of Government guidance on the issue in Planning Policy Guidance Note 2 (Green Belts). This allows for development to take place within the designated area of the Major Developed Site provided criteria to prevent adverse impact on the Green Belt are met.

### 4 . Location Policies

**4.5.19** The Major Developed Sites form a significant part of the District's employment land supply and their retention and redevelopment as employment sites will, along with other commercial sites, be subject to the provisions of Policy SP8. As these sites are in locations divorced from existing settlements future development proposals will need to include sustainable transport proposals for accessing the site, including travel plans where appropriate, consistent with Policy SP2.

**4.5.20** Fort Halstead is a Major Developed Site within the Kent Downs AONB that was originally a Ministry of Defence research establishment and is still occupied by defence related industries. The defined boundary of the site in the Saved Local Plan does not fully reflect the developed area in business use and will be reviewed in the Allocations and Development Management DPD.

**4.5.21** The main requirements of the current occupiers of Fort Halstead, QinetiQ and the Defence Science and Technology Laboratory (DSTL), may vary during the Plan period. The implications of a future decline in occupancy of the site will be considered within the policy framework of the Core Strategy and the Major Development Site guidance for Green Belts (PPG2) and the major developments guidance for Areas of Outstanding Natural Beauty (PPS7)

**4.5.22** In February 2010 Glaxo Smith Kline announced its intention to close the site at Leigh, where it is the sole occupier. The Council will work with the current and prospective future occupiers to achieve a suitable future use of the site within the policy framework provided by the Core Strategy and PPG2 guidance on Major Developed Sites. This may involve the preparation of a Planning Brief as a supplementary planning document to guide future redevelopment.

**4.5.23** Brands Hatch has become a centre, in the Green Belt, for sport and leisure activities based on the motor racing circuit. Saved Local Plan Policy WK2 provides a framework for balancing further development of outdoor sport, leisure and recreation at the circuit with limiting environmental impacts on the surrounding area, including nearby residents in West Kingsdown and protecting the Green Belt. It will be reviewed through the Allocations and Development Management DPD but still applies until then.

#### The Countryside

**4.5.24** Outside settlements priority will be given to protection of the countryside. The countryside will be conserved and the distinctive features that contribute to the special character of the landscape and its biodiversity will be protected and enhanced where possible.

**4.5.25** A Countryside Assessment has been completed identifying the distinctive features of the District's landscape. It defines and describes the different types and character areas of the landscape and then evaluates each area in terms of the condition of the landscape and its sensitivity. The Countryside Assessment was adopted by the Council as Supplementary Planning Guidance when it was produced in 2004. It will be updated to have the added status of a Supplementary Planning Document and will be applied in considering the landscape impact of development and in looking for enhancement opportunities.

**4.5.26** The biodiversity of the countryside will be protected through the safeguarding of nationally and locally designated sites and support for the Kent Biodiversity Plan. Opportunities for enhancement will be sought through support for countryside enhancement schemes and in connection with development proposals.

**4.5.27** The District has a well-developed network of footpaths and bridleways that enable access to the countryside. Recreational paths include the North Downs Way, the Greensand Way, the Wealdway, the Darent Valley Path and the Eden Valley Walk. There is a Country Park at Lullingstone and extensive areas of countryside with public access. The Council will continue to seek access improvements, including links between town and country, through the Green Infrastructure Network (see Policy SP10) and will also seek improvements in interpretation facilities to promote enjoyment and understanding of the countryside.

**4.5.28** Horse riding is a significant recreational activity in rural areas of the District which offers benefits to rural communities but horse-related activities (often referred to as “horsiculture”), including stables and paddocks, can have landscape impacts that require careful consideration. A Supplementary Planning Document will be produced giving more detailed guidance on the issue.

**4.5.29** The Council is a supporter of the North West Kent Countryside Partnership, which also includes Kent County Council, the Environment Agency and adjoining Districts. It will continue to support enhancement projects through the Countryside Partnership.

**4.5.30** Over 60% of the District lies within either the Kent Downs or High Weald AONB. Both AONBs have produced Management Plans that have recently been updated. These set out a range of measures to protect and enhance the distinctive features of each AONB and the Council will support their implementation.

**4.5.31** The countryside is also a place of work and recreation. The rural economy has traditionally been dependent on agriculture but has increasingly diversified as the agricultural industry has changed in response to modern requirements. The Council will support small scale development proposals that contribute to diversification of the rural economy where these are compatible with policies to protect the countryside. This includes proposals for tourism and recreational developments that contribute to the rural economy. The District benefits from a high percentage of woodland cover which is a vital component of its landscape character, biodiversity, amenity and green infrastructure. The Council will take a positive role in the conservation and enhancement of woodlands in the District and encourage their management for biodiversity, amenity and economic use, including their potential contribution to sustainable energy production.

**4.5.32** Particular encouragement will be given to business developments that re-use existing buildings and there will generally be a preference for commercial over residential development in considering proposals for change of use of rural buildings.

**4.5.33** The District, as part of the West Kent Partnership, has been successful in obtaining “Leader” funding to support rural businesses and communities. The Leader programme aims to promote sustainable business growth within the land based and rural economies in the area. Key objectives are:

- Improve competitiveness and financial sustainability of West Kent’s farming and forestry
- Encourage innovation and diversification in West Kent’s land based sector
- Promote entrepreneurship in rural West Kent
- Encourage the development of rural tourism-related businesses
- Address pockets of deprivation and encourage vibrant rural communities
- Ensure best practice in land management and promote sustainable development

**Policy LO8**

**The Countryside and the Rural Economy.**

**The extent of the Green Belt will be maintained.**

**The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced.**

## 4 . Location Policies

Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided.

Development that supports the maintenance and diversification of the rural economy, including development for agriculture, forestry, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty conserves and enhances the value and character of the District's woodland and the landscape character of other rural parts of the District and that it takes account of infrastructure requirements.

### Delivery Mechanisms:

*The provisions of the Countryside Assessment will be applied in evaluating developments affecting the countryside and in developing countryside projects. It will be updated to have the status of a Supplementary Planning Document*

*Working with partners the Management Plan proposals for the Kent Downs and HighWeald AONBs will be implemented*

*Projects to conserve and enhance the landscape, the biodiversity of the countryside, access to the countryside and countryside interpretation will be promoted through the North West Kent Countryside Project working with local communities*

*A Supplementary Planning Document will be produced covering horse related development*

*Leader funding will be used to support the diversification of the rural economy*

*The Kent Downs AONB Landscape Design Handbook will be used where relevant in advising developers and considering enhancement projects.*

### Performance Indicators:

Development permitted contrary to Green Belt policy

Progress in implementing countryside projects in the District, including AONB

Management Plan projects affecting the District.



5. Strategic Policies



5 . Strategic Policies

**5.1 The Design of Development and Conservation**

**5.1.1** A distinguishing feature of the District is the high quality of the natural and built environment. Sevenoaks contains two AONBs and other areas of attractive landscape identified in the Countryside Assessment. The built and historic heritage of Listed Buildings, Conservation Areas, Historic Parks and Gardens, Scheduled Ancient Monuments and sites of archaeological interest, contribute to the special quality and character of many parts of the District. A key responsibility of the plan is to ensure their continued protection, conservation and enhancement. The District’s towns and villages also include other areas of high quality environment.

**5.1.2** National policies provide for the protection of key historic assets and these will be applied rigorously across the District to ensure that its historic heritage is maintained. At a local level Conservation Area Appraisals and Management Plans will be used to provide guidance on distinguishing features of the historic environment that should be protected, together with identifying opportunities for enhancement. A general guidance document on Conservation Areas will be produced to complement the specific guidance for individual areas. The Council aims to produce a List of Buildings of Local Architectural or Historic Interest during the Core Strategy period, to be adopted as a Supplementary Planning Document.

**5.1.3** New development must be accommodated without damaging the features that contribute to the quality of the urban and rural environment. Therefore, it is important that development is designed to respect or improve the character and distinctiveness of the area in which it is located. Guidance will be provided at a local level through Character Area Assessments covering the main urban areas and Village Design Statements and Parish Plans for rural areas.

**5.1.4** Good design has a central role in the Sustainable Community Plan. The “Green Environment” theme aims to ensure the District is a place where people can enjoy high quality rural and urban environments and the quality of new development is seen as a key factor in maintaining and enhancing the overall environmental quality of the District. The “Building for Life” criteria, produced by the Commission for Architecture and the Built Environment (CABE) provide a wide-ranging and objective basis for assessing the quality of new housing. The criteria are listed in Appendix 5 and the performance of new development against the criteria will be used as the key indicator for measuring success in achieving high quality design.

**5.1.5** The strategic policy sets a general framework within which more detailed and locally-specific guidance can operate, listed below under “Delivery Mechanisms”. In addition Saved Local Plan Policy EN1 will continue to provide a detailed basis for control of development until it is replaced in the Allocations and Development Management DPD.

**Policy SP 1**

**Design of New Development and Conservation**

**All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.**

**In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.**



**New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.**

**The District’s heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.**

**Delivery Mechanisms:**

*The Council will work with local communities to produce Village Design Statements, Parish Plans and Character Area Assessments to be adopted as Supplementary Planning Documents to provide detailed locally-specific guidance to support the general policy.*

*Conservation Area Appraisals have been produced for all of the District’s Conservation Areas, some of which have been replaced with Appraisals and Management Plans. These will be kept up to date through regular review, replacing the remaining Appraisals with Appraisals and Management Plans, and adopted as Supplementary Planning Documents. General guidance will also be produced as a Supplementary Planning Document, giving advice on development in Conservation Areas.*

*Development Briefs will be produced to give detailed design guidance on individual sites.*

*The Council will work with Kent County Council and other partners to maintain and update Kent Design as a Supplementary Planning Document.*

*The adopted Residential Extensions SPD provides detailed guidance on householder development.*

*Secured by Design principles will be applied in assessing development.*

**Performance Indicators:**

Performance of new housing against Building for Life criteria

The proportion of Conservation Areas with up to date Appraisals

**Target:**

No loss of listed buildings, historic parks and gardens, scheduled ancient monuments or sites of archaeological interest

No reduction in the extent of Conservation Areas due to insensitive development

Two thirds of new housing development to be rated good or better against Building for Life criteria and no development to be rated poor.

## 5 . Strategic Policies

### 5.2 Sustainable Development, Climate Change and Air Quality

**5.2.1** Government guidance in the Supplement to Planning Policy Statement No.1 states, it is generally accepted climate change is occurring and that it is a serious and urgent issue on which we need to act to reduce the emissions of greenhouse gases that contribute to climate change. It adds that planning has a role to play in reducing emissions and that planning also has a role in adapting to anticipated climate change.

**5.2.2** In October 2007, the Council signed the Nottingham Declaration on Climate Change and has since adopted a Carbon Reduction Management Action Plan. The Council is also preparing a corporate Climate Change Strategy. Together with the Core Strategy which promotes sustainable and resource efficient development and seeks to reduce dependency on the private motor car, these corporate initiatives will ensure that those living, working at or visiting the District will reduce their carbon emissions.

**5.2.3** The main issues for Sevenoaks in terms of Climate Change mitigation are:

- High average CO2 emissions: Carbon Dioxide emissions can originate from many sources with the majority arising from the burning of fossil fuels to provide energy and the use of petroleum in transport. There is a considerably higher level of domestic CO2 emissions per person in Sevenoaks District than at county, regional or national levels.
- High Energy consumption. The total energy consumption in Sevenoaks District is above the average for local authorities in Britain. The per capita energy consumption in Sevenoaks District is 18% more than the South East average, 8% more than the Kent average and 10% more than the national average. The Code for Sustainable Homes and the BREEAM standards require mandatory energy reduction measures in new developments.

**5.2.4** In the context of future development in the District the main areas where there is potential to reduce emissions of greenhouse gases are:

- By locating new development where it is accessible to services and facilities thereby reducing the need to travel and requiring new dwellings, employment uses, shops and services to provide for safe and convenient public transport, walking and cycling, so that reliance on the car can be reduced. This is a key principle behind the strategy for locating development set out earlier in the document.
- By investing in public transport services and walking and cycling facilities to increase the accessibility and attractiveness of these more sustainable transport modes.
- By incorporating sustainable construction principles, including renewable energy, to reduce emissions from new development.

**5.2.5** The main issues for Sevenoaks in terms of adapting to future climate change are:

- Flood risk, which is forecast to increase due to more extreme weather conditions. The Council's Strategic Flood Risk Assessment estimates the extent to which the 1:100 year flood plain will increase due to climate change and this will be taken into account in ensuring new development is not located in areas liable to flood. In addition there is scope for introducing sustainable drainage systems (SUDS) that reduce surface water run-off from development and thereby offer the potential to reduce the severity of future flooding.
- Water shortages, which may result from more frequent summer droughts. Each of the four water companies operating in the district are classified as water stressed and have high levels of average household water consumption. Parts of Sevenoaks District are being over-abstracted and therefore the amount of groundwater in these areas is reducing. This reduction in groundwater can increase the likelihood and severity of drought. Climate change is predicted to reduce rainfall within the South East which will inevitably place further pressure on an already pressurised region. The Code for Sustainable Homes and the BREEAM standards require mandatory water

use reduction measures in new developments which can make a contribution, along with other measures to reduce water consumption, in mitigating the impact. Sevenoaks District Council will assist the UK in achieving the objectives of the Water Framework Directive by delivering appropriate actions set out in River Basin Management Plans. Winter water storage reservoirs and other sustainable land management practices which reduce summer abstraction, diffuse pollution and run off, increase flood storage capacity and benefit wildlife and recreation will be encouraged.

**Sustainable Construction and Energy Generation**

**5.2.6** There is a strong local case for seeking an improvement in the overall sustainability, including the energy performance and water consumption of new development.

**5.2.7** The Code for Sustainable Homes is a nationally recognised tool for assessing the incorporation of sustainability features in new housing. The Code is made up of nine categories and includes mandatory features at all levels which ensures a high level of sustainability including energy efficiency, water efficiency, sustainable drainage and waste reduction. From 2010 new development will be required through the Building Regulations to reach the energy standards set out in Code Level 3 and after that improvements are planned so that by 2016 all new housing will be carbon neutral (i.e. there will be no net emissions). For commercial and institutional development the BREEAM Standard is used as an assessment tool, it assesses buildings against ten categories and also has mandatory elements regarding carbon emissions and water consumption. BREEAM can also be used to assess conversions to commercial, industrial and residential use.

**5.2.8** The Council will initially apply Code for Sustainable Homes Level 3 (progressing to Code Level 4 from 2013 and Level 6 by 2016), and BREEAM “Very Good” standard (increasing to “Excellent” standards from 2013). High quality residential and commercial schemes that exceed the standards will be encouraged.

Code for Sustainable Homes	BREEAM standards
Energy and CO2 emissions (M)	Management (M)
Water (M)	Health and Wellbeing (M)
Materials (M)	Energy (M)
Surface water run-off (M)	Transport
Waste (M)	Water (M)
Pollution	Materials
Health and Well-being (M at level 6)	Waste (M)
Management	Land Use and Ecology (M)
Ecology	Pollution
	Innovation

(M) indicates mandatory elements

**5.2.9** In relation to improving the energy efficiency of existing development, the adopted Residential Extensions Supplementary Planning Document outlines energy efficiency measures which can be incorporated. Sevenoaks District Council also actively supports the CERT (Carbon Emission Reduction Target) programme to local residents through a mix of direct marketing and indirect marketing of both the Kent-wide discount scheme and active promotion of the local Energy Saving Trust advice centre. Further initiatives are being examined to promote retrofitting of existing homes. In addition, the Council will promote the incorporation of combined heat and power and decentralised energy in larger scale new development where feasible.

## 5 . Strategic Policies

**5.2.10** The South East Plan Policy NRM11 requires local targets to be set for the provision of renewable and decentralised energy. Code level 3 can theoretically be achieved without the use of renewable or low carbon energy resources although there is a very small margin of error. Nevertheless, in order to reduce carbon emissions in a district which does not currently perform well in this respect, in addition to meeting Code level 3, initially a minimum 10% reduction of carbon emissions from residential, commercial and institutional development must be achieved through the use of decentralised, renewable or low carbon technologies subject to technological and financial feasibility. Code level 4 and above are not expected to be achieved through improvements to the building fabric alone but progressive reductions in CO2 emissions will be achieved through the use of renewables over the plan period as the overall Code level and BREEAM standard requirements increase.

**5.2.11** There are associated costs with complying with the Code for Sustainable Homes levels and BREEAM standards. Applicants will be required to submit evidence if they feel that compliance is not technically or financially achievable having regard to the type of development involved and its design.

### Transport

**5.2.12** The emerging Transport Strategy is summarised in a box following paragraph 3.4.3, together with its relationship to the Core Strategy.

**5.2.13** The dispersed rural nature of Sevenoaks District results in bus operators finding it difficult to run many commercially viable bus services and many existing services are subsidised by KCC. Limited development in rural areas is unlikely to provide a catalyst for improved bus services serving these areas. The Transport Strategy suggests that innovative public and community transport solutions, such as dial-a-ride and car pooling, will need to be developed in these areas to improve accessibility. The Council sets out its commitment to maintaining and improving accessibility in rural communities in Core Strategy policy L07.

**5.2.14** Network Rail's draft Route Utilisation Strategies (RUSs) for Kent (April 2009) and Sussex (May 2009), together with the published South London RUS (March 2008), consider the future development of all rail services and lines serving Sevenoaks District and take into account housing development policies in the South East Plan. The RUSs find limited scope for increasing the capacity and frequency of peak train services between Sevenoaks District and London, although the introduction of domestic services on High Speed One is expected to relieve some of the existing overcrowding because of the reduction in passengers travelling through Sevenoaks District. Opportunities exist to promote greater train travel for journeys other than commuting to London. Improving accessibility to stations by all modes and improving the quality of facilities available at stations can help to achieve this. Some improvements to Sevenoaks and Swanley Stations will be delivered through Network Rail's, Department for Transport backed, National Station Improvement Programme.

**5.2.15** Walking and cycling are the most sustainable forms of transport. The Transport Strategy promotes improvements to walking and cycling facilities and networks, especially within the urban areas of Sevenoaks, Swanley and Edenbridge, to improve the safety and convenience of these modes, and opportunities will also be sought in connection with new development. Where opportunities do not exist to provide formal cycle routes along existing key roads, the local authorities will investigate the potential for identifying off road cycle routes and encouraging cyclists to use safer and less busy roads, through appropriate signage.

**5.2.16** Travel Plans can reduce reliance on the private car by promoting the opportunities for travelling to and from sites by public transport, walking or cycling and by offering new opportunities to reduce car use, through the establishment of car sharing services or car clubs, for example. The Council will work with existing employers and schools to encourage them to prepare Travel Plans and will require new developments to prepare and adopt them using Kent County Council's guidance on Travel Plans (Transport Assessments and Travel Plans, October 2008) as the basis for determining when such plans will be required. Policy L04 includes specific provisions for Travel Plans in Swanley.

**5.2.17** The Transport Strategy notes that the relatively limited level of development proposed in Sevenoaks District in the plan period is unlikely to have significant impacts on the local road network. However, the detailed transport impacts of development proposals will need to be assessed at the planning application stage and in some instances development may be conditional on implementation of specific transport mitigation measures. The Council will also work with Kent County Council to review maximum parking standards for the District.

**5.2.18** The Council considers that there are benefits from the construction of east facing slip roads to the M25/M26 in relieving traffic congestion and potentially benefiting Air Quality Management Areas, although further work is needed to assess their impact. However, the Highways Agency has no plans at present to deliver the scheme and the Core Strategy does not rely on its provision. The Transport Strategy includes a proposal, which the Council supports, to work with the Highways Agency to find an appropriate solution to congestion on the A25 and access to/egress from the M25/26.

**Air Quality**

**5.2.19** Poor air quality is an issue in certain parts of the District alongside main roads. Eleven Air Quality Management Areas have been declared and the Council has an Air Quality Action Plan (2009) that includes measures to improve air quality.

**5.2.20** Road traffic is the main contributor to poor air quality and the level of traffic, particularly through traffic is largely outside the control of the District. Policies in the LDF will have some impact on traffic levels though they can only be part of the solution. Locating new development where it is accessible to services and facilities will have a beneficial impact in reducing the need to travel, while applying policies to retain services and facilities that meet a local need together with promoting alternatives to car travel should also reduce the need to travel by car to reach essential services.

**5.2.21** Future development should avoid adverse impact on air quality, particularly in Air Quality Management Areas where there is a need to improve air quality. In areas of poor air quality careful design of new development will be needed to ensure an acceptable environment for future occupiers.

**Noise**

**5.2.22** The Allocations and Development Management DPD will include a policy on developments and locations sensitive to noise and developments generating significant noise levels. This will include consideration of noise issues in Areas of Outstanding Natural Beauty.

**Policy SP 2**

**Sustainable Development**

**Sustainable Construction and Low-Carbon Energy Generation**

**The District will contribute to reducing the causes and effects of climate change by promoting best practice in sustainable design and construction to improve the energy and water efficiency of all new development and contribute to the goal of achieving zero carbon development as soon as possible.**

**1. New homes will be required to achieve at least Level 3 of the Code for Sustainable Homes, progressing to Level 4 from 2013 and will be encouraged to achieve Level 6 by 2016.**



## 5 . Strategic Policies

**2. All new commercial (A1-A5, B1-2, B8, C1, D1) and institutional (C2, D1) development, (including conversions) and conversions to residential use will be required to achieve BREEAM “Very Good” standards increasing to “Excellent” standards from 2013 and must incorporate sustainable drainage systems (SUDS) where practical together with arrangements to secure their long term maintenance.**

**3. Achievement of the Code levels and BREEAM standards must include at least a 10% reduction in the total carbon emissions through the on-site installation and implementation of decentralised, renewable or low-carbon energy sources.**

**4. Applicants must submit evidence which demonstrates how the requirements have been met or which demonstrate that compliance is not technically or financially feasible.**

**5. The District will support and promote the incorporation of decentralised energy sources including combined heat and power in new development and will support small scale and community-based renewable energy developments where such development does not adversely affect the openness of the Green Belt and is consistent with AONB policy.**

### Transport

The Council will support and promote measures to reduce reliance on travel by car both in providing for new development and in supporting measures promoted through the Transport Strategy. Specifically it will:

- 1. Support improvements to enhance the safety and convenience of public and community transport.**
- 2. Seek improved facilities for cyclists and pedestrians**
- 3. Require the inclusion of Travel Plans and other appropriate measures in new developments that generate significant traffic volumes**

### Air Quality

The design and location of new development will take account of the need to improve air quality in accordance with the District’s Air Quality Action Plan. Development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. New development in areas of poor air quality will be required to incorporate measures in the design and orientation that demonstrate an acceptable environment will be created for future occupiers. Permission will be refused where unacceptable impacts cannot be overcome by mitigation.

### Delivery Mechanisms:

*The provisions of Kent Design will be applied in relation to sustainable design and construction, including sustainable drainage. Further guidance will be developed on what is required to be submitted at the planning application stage in order to assess compliance with the policy.*

*The Residential Extensions SPD contains specific guidance on the incorporation of energy efficiency measures in residential extensions*



*The Allocations and Development Management DPD will identify opportunities for combined heat and power, which will be taken forward where necessary in development briefs. The Allocations and Development Management DPD will include provision for cyclists and pedestrians in new development where opportunities for improvement can be identified.*

*The Local Transport Plan and the Sevenoaks District Strategy for Transport will identify the transport initiatives to be implemented to achieve the LTP and Core Strategy visions.*

*Policy SP9 sets out the Council's approach to the provision of new transport infrastructure. Where required, land will be allocated or safeguarded through the Allocations and Development Management DPD.*

*The Allocations and Development Management DPD and Planning Briefs, where relevant, will identify measures to mitigate air quality impacts of new development, particularly in Air Quality Management Areas.*

#### **Performance Indicators:**

Proportion of new development that meets or exceeds the required Code for Sustainable Homes level or BREEAM standards where relevant.

Number of large scale renewable, decentralised and combined heat and power schemes installed by capacity and type.

The number and percentage of new residential units permitted annually within 30 minutes public transport time of a GP, hospital, primary and secondary school and a town centre or local service centre.

The number of new developments where a travel plan has been adopted in the annual monitoring period.

Progress in implementing schemes identified through the Local Transport Plan and the Sevenoaks District Strategy for Transport (see Performance Indicator for Policy SP9).

Changes in air quality in Air Quality Management Areas

Percentage of travel plan progress reports where the travel plan is achieving its modal split target(s) or has taken additional measures to achieve the target.

Length of additional Public Rights of Way and cycle routes developed in the District annually, including the length secured through implementing proposals in the Cycling Strategy.

#### **Target:**

All new development to comply with the relevant Code of Sustainable Homes or BREEAM

## 5 . Strategic Policies

### 5.3 Housing Policies

#### Provision of Affordable Housing

**5.3.1** The planning system has an important part to play in providing affordable housing for those unable to access the housing market. The need to provide affordable housing is important for two main reasons; firstly to enable people who cannot afford to rent or buy on the open market to live in a home that is suitable for their needs and that they can afford, and secondly to provide housing for people working in different aspects of the local economy, thus underpinning economic activity.

**5.3.2** PPS3 sets out the Government's policy for securing the provision of affordable housing, which it defines as including:

*“social rented and intermediate housing provided to specified eligible households whose needs are not met by the market.”*

**5.3.3** This plan uses the same definition. Intermediate housing includes shared ownership but the definition excludes low cost market housing. Affordable housing is expected to be provided within new housing schemes and PPS3 sets a national indicative threshold of 15 units for requiring provision to be made, although this can be varied based on local circumstances.

**5.3.4** The South East Plan identifies a series of sub regional housing markets and Sevenoaks District, together with Tonbridge and Malling and Tunbridge Wells, lies within the West Kent housing market area. A West Kent Strategic Housing Market Assessment has been completed in accordance with Government guidance and is being taken into account in the current review of the Council's Housing Strategy. It shows a high level of need for affordable housing across the housing market area and a shortfall in comparison with existing provision. In view of the level of need the study recommends a target of at least 40% affordable housing for all suitable sites. It also recommends that authorities consider a range of site thresholds below 15 units recognising that viability issues may require lower target levels or commuted sums for delivery on alternative sites.

**5.3.5** The provision of affordable housing is not just important in responding to housing need, it is also important to the economy. The West Kent Area Investment Framework identifies lack of affordable housing as a factor contributing to labour supply shortages. It is therefore important to increase future supply.

**5.3.6** In the last five years, 59% of new dwelling completions in the District were on sites below the Government's indicative 15 dwellings threshold, with the proportion of larger sites particularly low in rural areas. This means that most developments have not been required to contribute to affordable housing and as a consequence the number of affordable units achieved has fallen short of regional guidelines. This trend of a relatively high proportion of completions on small sites is likely to continue.

**5.3.7** A lower site size threshold is, therefore, required if the proportion of affordable housing in new housing developments is to be increased in response to the level of need.

**5.3.8** To examine the impact of a lower site size threshold on the viability of housing development an Affordable Housing Viability Assessment has been carried out. The assessment found that:

- For developments of 15 units or more a 40% on-site affordable housing requirement would maintain viability.
- For developments of 5-14 units there is room for an on-site affordable housing requirement, whilst maintaining viability. Maintaining the 40% requirement could have an adverse impact on viability and instead the assessment recommends a sliding scale approach with a requirement of 30% for developments of 10-14 units and 20% for 5-9 units.

- For developments of less than five units an on-site contribution could not be justified on viability grounds. However, there is scope for a financial contribution towards off-site provision whilst maintaining viability of development. The assessment recommends a contribution based on the equivalent of providing 10% affordable housing but this would only apply to developments involving a net increase in the number of dwellings.

**5.3.9** These findings are accepted and form the basis of the requirements in Policy SP3. In view of the level of need the Council does not see a case for setting the requirement below the maximum level that would maintain viability.

**5.3.10** Provision for affordable housing on developments of five units or more should be made on site. In exceptional circumstances where it is demonstrated to the Council’s satisfaction through an independent assessment of viability that provision in accordance with the policy would not be viable, a reduced level of provision may be accepted or, failing that, a financial contribution towards provision off-site will be required.

**5.3.11** Within the affordable housing total, provision can include social rented and intermediate housing (which includes shared ownership). Taking account of the level of need the Council will expect at least 65% to be social rented. However on a site-by-site basis the specific balance of rent and intermediate housing should address any identified local need and the size and type of affordable housing provided should also reflect local need.

**5.3.12** Financial contributions will be used to increase provision of affordable housing on other sites in the District, including enabling local housing schemes in rural parishes. In addition the Strategic Housing Market Assessment recommends that authorities develop strategies to make better use of the existing housing stock by providing incentives to reduce the substantial under-occupation of family houses in the social rented sector and funding may also be used to support such initiatives. This approach accords with South East Plan policy H6 on making better use of the existing housing stock. A supplementary planning document will be prepared to give guidance on the implementation of policy in this area including arrangements for financial contributions.

**5.3.13** The Council will expect the provision of affordable housing to be secured through the involvement of a Registered Social Landlord who is one of the Council’s preferred partners. Where this is not the case the Council will expect the RSL to meet the standards required of Council’s preferred partners.

**5.3.14** Permission will be refused for development that makes no contribution or inadequate contribution to affordable housing where provision could reasonably be made under the terms of the policy.

**Policy SP 3**

**Provision of Affordable Housing**

**In order to meet the needs of people who are not able to compete in the general housing market, the Council will expect the provision of affordable housing in all types of residential development including specialised housing.<sup>(11)</sup> The location, layout and design of the affordable housing within the scheme should create an inclusive development.**

**The level and type of affordable housing required in any residential development will be assessed against the following criteria:-**

11 For the purposes of this policy “residential development including specialised housing” refers to development within Use Class C3 but not development within Use Class C2.

## 5 . Strategic Policies

1. In residential developments of 15 dwellings or more gross 40% of the total number of units should be affordable.
2. In residential developments of 10-14 dwellings gross 30% of the total number of units should be affordable
3. In residential developments of 5-9 units gross 20% of the total number of units should be affordable
4. In residential developments of less than 5 units that involve a net gain in the number of units a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off-site

Where an element of affordable housing is required at least 65% of the affordable housing units should be social rented, unless the Council is satisfied that an alternative mix meets a proven need.

In exceptional circumstances where it is demonstrated to the Council's satisfaction through an independent assessment of viability that on-site provision in accordance with the policy would not be viable, a reduced level of provision may be accepted or, failing that, a financial contribution towards provision off-site will be required.

Permission will be refused where the size of the development is artificially reduced to fall below the threshold requiring provision of affordable housing.

### Delivery Mechanism:

*The Allocations and Development Management DPD will provide guidance on requirements for affordable housing on identified sites taking account of the policy.*

*A Supplementary Planning Document will be prepared to give guidance on the implementation of the policy, including arrangements for financial contributions.*

*Development Briefs on larger sites will provide guidance on requirements for affordable housing taking account of the policy.*

*The policy will be applied in considering planning applications for residential development and provision of affordable housing will be secured through the Council's standard legal agreement and nominations agreement.*

### Performance Indicators:

Affordable housing completions per annum

Proportion of affordable housing provided in the social rented and intermediate sectors

**Target:**

From adoption of the Core Strategy an average of 66 affordable housing completions per annum  
(Note: This target to be reviewed in conjunction with the Housing Strategy review.)

**Affordable Housing in Rural Areas**

**5.3.15** Even with a lower threshold the opportunities to provide additional affordable housing in rural areas of the District are more limited because there is less scope generally for new housing development. Government guidance in PPS3 allows for small scale affordable housing to be provided through the use of a “rural exceptions site policy” under which small sites that would not normally be suitable for development because of restraint policies can be developed solely for affordable housing to serve small rural communities. PPS3 adds that rural exception sites should only be used for affordable housing in perpetuity.

**5.3.16** Policy H3 of the South East Plan identifies a role in increasing affordable housing provision for small scale affordable housing schemes within or well-related to rural settlements, possibly including land which would not otherwise be released for development.

**5.3.17** The Council's approach to the consideration of rural exception sites is based on firstly assessing need, then searching for suitable sites and then supporting the development of an agreed scheme.

**5.3.18** The Council has a programme of rural housing needs surveys carried out through “Action with Communities in Rural Kent “. Where the survey shows evidence of need the Council will work with the local community and housing providers to identify and assist in delivering suitable sites that meet the criteria in Policy SP4. The development of Green Belt land for rural exception sites will only be acceptable where there is evidence of a local need in the parish for affordable housing, identified through the needs survey described above, that could not be met by developing non Green Belt land. Sites released as an exception to policy should be made available exclusively for affordable housing to meet strictly defined local needs in perpetuity.

**5.3.19** For the purposes of the policy local need is defined as follows:

*The need of those unable to gain access to existing local accommodation suited to their needs at an affordable cost (the onus being on the household to prove they cannot afford to buy locally at current house prices within the limits of the disposable income available to them) and that fall within one or more of the following categories:*

- *those in the Parish currently in accommodation unsuited to their circumstances for physical, medical, or social reasons and which is incapable of being improved. “Improvement” in this context means any improvement achievable with grant assistance;*
- *those who are dependants of households who have been resident in the Parish either for a continuous period of three years or alternatively any five years out of the last ten;*
- *those who have been members of households currently living in the Parish and who have recognised local connections, i.e. having family resident in the area for a minimum of ten years;*
- *those employed full-time in the Parish on other than a short-term basis, or those who will be taking up such employment there, or those who provide an important service requiring them to live locally.*

## 5 . Strategic Policies

### Policy SP 4

#### Affordable Housing in Rural Areas

Small scale developments for affordable housing only will be developed to meet local needs identified through rural housing needs surveys. The following criteria will be applied in identifying sites:

- a. the local need identified through the rural housing needs survey cannot be met by any other means through the development of sites within the defined confines of a settlement within the parish or, where appropriate, in an adjacent parish;
- b. the proposal is of a size and type suitable to meet the identified local need and will be available at an appropriate affordable cost commensurate with the results of the appraisal. The proposal is accompanied by a financial appraisal proving the scheme will meet the defined need. Schemes which propose an element of cross subsidy will not be acceptable;
- c. the proposed site is considered suitable for such purposes by virtue of its scale and is sited within or adjoining an existing village, is close to available services and public transport, and there are no overriding countryside, conservation, environmental, or highway impacts The initial and subsequent occupancy of sites developed under this policy will be controlled through planning conditions and agreements as appropriate to ensure that the accommodation remains available in perpetuity to meet the purposes for which it was permitted.

#### Delivery Mechanism:

*The Council will maintain a programme of rural housing needs surveys*

*The Council will work with local communities and housing providers to identify and bring forward potential sites where a need is established*

*The Council will develop a standard legal agreement that ensures the occupancy of developments is controlled in accordance with the policy.*

#### Performance Indicator:

Affordable housing completions in rural areas under the policy

### Housing Size and Type

#### Housing Size

**5.3.20** The Strategic Housing Market Assessment shows that the District has a high proportion of large dwellings in its housing stock. Population forecasts show a trend towards smaller average household size, including an increasing proportion of single person households and the assessment recommends future provision should favour of one and two bedroom units to address the current imbalance and respond to future demographic change. While the size profile of new dwellings will



only lead to gradual change in the make up of the overall housing stock, increasing the proportion of smaller units in new development will over time lead to a better balance between the housing stock and the size of dwellings needed in the future.

**5.3.21** The low proportion of smaller units in the housing stock contributes to the relatively high average price of housing in the District. More small units should lead to an increase in the proportion of relatively low cost market housing available to buy, assisting those who are just able to afford to buy on the open market.

**5.3.22** The Strategic Housing Market Assessment recommends targets for market housing of 20% one bedroom, 30% two bedroom, 35% three bedroom and 15% four or more bedroom and for affordable housing it recommends 35% one bedroom, 30% two bedroom and 35% three and four bedroom. Taking account of these recommendations the Council will seek to achieve an average of 50% two bedroom or less across all developments. This is not intended to be a quota and in considering individual development schemes account will also be taken of the range of dwelling sizes of market and social housing in the local area and of site specific factors in considering the mix of dwelling sizes.

**Housing Type**

**5.3.23** The proportion of older people in the population is forecast to rise, with the proportion of people over 65 rising from 18% to 26% (2006-2026) and a the proportion over 85 nearly doubling from 2.6 to 5.1% (source: Kent County Council population forecasts). While health improvements mean that older people are remaining active for longer, an increase in the number of frail elderly is to be expected.

**5.3.24** The housing stock needs to adapt to meet the requirements of an ageing population. This means providing new homes that enable people to continue to live independently even though their mobility may be reduced. The ability to adapt homes is one of the “Building for Life” criteria that will be used in assessing new housing schemes (see policy SP1 and Appendix 5). While most older people prefer to remain in their own homes the ageing population will also mean some increased provision will be needed of housing specifically designed for older people including those with special needs. Housing to meet the needs of older people contributes to the Community Strategy theme of safe and caring communities.

**5.3.25** People with disabilities form a significant proportion of the population and also need homes that can be adapted to meet their needs.

**The Efficient Use of the Existing Housing Stock**

**5.3.26** The Council is pursuing a range of housing initiatives to make better use of the existing housing stock, complementing Core Strategy policies. These are contained in the Private Sector Housing Assistance Policy (2008), West Kent Housing’s “Small is Beautiful” Scheme and the Empty Homes Action Plan (2009). The scope for further initiatives will be considered in the emerging Housing Strategy Action Plan and kept under subsequent review.

**Policy SP 5**

**Housing Size and Type**

**The Council will expect new housing development to contribute to a mix of different housing types in residential areas taking into account the existing pattern of housing in the area, evidence of local need and site specific factors. It will seek the inclusion of small units (less than three bedrooms) in new development schemes in suitable locations to increase the proportion of smaller units in the District housing stock.**

5 . Strategic Policies

**The Council will seek the provision of an increased proportion of housing designed to the lifetime homes standard that can be readily adapted to meet the needs of older people and people with disabilities.**

**Sheltered housing and extra care housing for people with special needs will be encouraged on suitable sites in areas close to a range of services that provide for the needs of future occupants.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will provide guidance on the mix of development on identified sites taking account of the policy, including identifying housing sites that may be particularly suitable for extra care provision.*

*Development Briefs on larger sites will provide guidance on the mix of development taking account of the policy.*

*The policy will be applied in considering planning applications for residential development.*

**Performance Indicator:**

Housing completions by size

Number of sheltered housing and extra care housing units completed

Percentage of dwellings completed meeting the lifetime homes standard

**Provision for Gypsies and Travellers and Travelling Showpeople**

**5.3.27** At the time the Government indicated its intention to abolish regional strategies a Partial Review was under way to identify the scale of future requirements for gypsy and traveller accommodation and travelling show people and how provision for each should be distributed across the region down to District level. Government Circular 01/06 contains a definition of gypsies and travellers (reproduced in the Glossary) which will be used in applying policy. The preferred option for the partial review, which had been submitted by the Region for independent examination, required an additional provision for the District of 19 permanent pitches for gypsies and travellers up to 2016. There are currently no sites for travelling showpeople in the District and the preferred option proposed that one site should be provided. The Partial Review was abandoned before the Panel Report on the examination was complete.

**5.3.28** A Gypsies and Travellers Accommodation Assessment has been completed for Sevenoaks.

**5.3.29** The Allocations and Development Management DPD will set an overall level of future provision for gypsy and traveller accommodation and for travelling showpeople and will identify sites to meet the level of provision that is set taking account of relevant planning policy guidance. New gypsy and traveller sites in the Green Belt are normally inappropriate development. Depending on the level of provision to be made, the Council may need to consider minor amendments to Green Belt boundaries.

**Policy SP 6****Provision for Gypsies and Travellers and Travelling Showpeople**

Sites will be provided by means of allocations in the Allocations and Development Management DPD for gypsies and travellers and, if required, for travelling showpeople. The identification of sites in the Allocations and Development Management DPD will take account of the following criteria:

- a. The site should be located within or close to existing settlements with a range of services and facilities and access to public transport
- b. The site is of a scale appropriate to accommodate the facilities required and will offer an acceptable living environment for future occupants in terms of noise and air quality
- c. Safe and convenient vehicular and pedestrian access can be provided to the site
- d. The site is not located within an area liable to flood
- e. The development will have no significant adverse landscape or biodiversity impact. In the AONBs, sites should only be allocated where it can be demonstrated that the objectives of the designation will not be compromised.
- f. Alternatives should be explored before Green Belt locations are considered.

Land allocated for gypsies and travellers and travelling showpeople will be safeguarded for this purpose so long as a need exists in the District for accommodation for gypsies and travellers and travelling showpeople.

Proposals for sites for gypsies and travellers and travelling showpeople on other land outside existing settlement confines will only be permitted where it is first demonstrated that the development is for occupation by gypsies and travellers or travelling showpeople and that the proposed occupant has a need for accommodation that cannot be met on lawful existing or allocated sites in the region. In addition development proposals will need to comply with criteria a – e above.

For the purposes of this policy gypsies and travellers are people who meet the definition in Circular 01/06, as set out in the Core Strategy glossary.

**Delivery Mechanisms :**

*The Allocations and Development Management DPD will set an overall level of future provision and identify sites to meet the provision.*

*The policy will be applied in considering planning applications for sites for gypsies and travellers and travelling showpeople*

**Performance Indicator:**

Number of additional pitches provided

**Target:** To be set by the Allocations and Development Management DPD.

## 5 . Strategic Policies

### Housing Density

**5.3.30** The proposed development strategy for the District is based on meeting future requirements by developing within existing settlements, particularly the larger towns, rather than extending into the Green Belt. This approach depends on using available sites within urban areas to their full potential, consistent with environmental factors. Using land efficiently means that each site contributes more, and less land in total is needed as a consequence to meet the District's development requirements, with beneficial effects for protection of the countryside.

**5.3.31** Higher density development will only be appropriate in relatively accessible locations where residents will have good access to services. The policy reflects this, varying density according to location.

**5.3.32** In all cases development will only be acceptable where schemes are well-designed and do not compromise the overall character of the area. The appropriate density for individual schemes will vary taking account of the characteristics of the development site and surrounding area. All figures in the policy refer to net density.

#### Policy SP 7

##### Density of Housing Development

**All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to this overriding consideration:**

**1. Within the urban areas of Sevenoaks, Swanley and Edenbridge new residential development will be expected to achieve a density of 40 dwellings per hectare. In suitable locations close to Sevenoaks and Swanley town centres higher densities will be encouraged.**

**2. Within Sevenoaks and Swanley town centres, as defined under Policies LO3 and LO5, new residential development will be expected to achieve a density of 75 dwellings per hectare.**

**3. In other settlements not listed above new residential development will be expected to achieve a density of 30 dwellings per hectare.**

**Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, may be refused permission.**

#### Delivery Mechanisms:

*The Allocations and Development Management DPD and Development Briefs will give guidance on the density of development for identified sites.*

*The policy will be applied in considering planning applications for residential development.*

*Residential Character Area Assessments and Conservation Area Management Plans will be considered where relevant in assessing development proposals.*

**Performance Indicator:**

Average density of new housing development in the towns and town centres listed in the policy and the remainder of the District.

**Target:**

Average density of 40 dwellings per hectare across the District

## 5.4 Economic Development and Employment Land

**5.4.1** The economy of the District is relatively broad based and has a higher than average level of employment in small firms and a lower than average level in large firms compared to the South East average. It is dominated by the service sector with the highest level of employment in wholesale and retail trade followed by business services. No sector is substantially over-represented in comparison with the regional average.

**5.4.2** Sevenoaks is the largest employment centre and is primarily a centre for service industries. Swanley and Edenbridge also have significant concentrations of employment. Away from existing settlements the Major Developed Sites in the Green Belt at Fort Halstead and Glaxo Smith Kline in Leigh are centres for defence-related and pharmaceutical industries respectively. Further development to support these sectors will be supported where it is consistent with planning policy guidance on Major Developed Sites.

**5.4.3** The District as a whole remains relatively prosperous despite the impact of the recession although unemployment has risen and deprivation and lack of skills is an issue in some areas.

**5.4.4** The Council is preparing an Economic Development Action Plan, which sets out a range of initiatives to support the District's economy. Key themes include improved liaison with local businesses, support for newly forming and expanding local firms, maintaining the supply of employment land, supporting initiatives to improve skills, increasing the provision of affordable housing, improving transport through the Transport Strategy and supporting the rural economy and tourism.

**5.4.5** The LDF Core Strategy has a significant role in implementing the Action Plan in the provision it makes for development. Other sections of this document cover economic development in the main towns, rural areas, transport and affordable housing. With regard to employment land, the Employment Land Review examines the District's existing stock of employment land for business use. It shows that there is a significant supply on a wide range of sites and that the great majority is acceptably located, although some sites are in need of modernisation to meet current business needs. The review estimates future additional land requirements at 0.3ha to 1.5ha after allowance is made for the loss of unsuitable sites to other uses.

**5.4.6** The limited deficit in employment land supply can be made up through intensification and use of vacant land so the review does not see a need to release additional Greenfield land for employment use, beyond the development of a site at Swanley that has previously been identified.

**5.4.7** Taking account of these findings the emphasis of the policy is on retaining and making effective use of existing employment land. Support is given to the principle of intensification and regeneration of existing sites where necessary to better meet modern business needs. The District's employment sites are seen as a flexible resource that can be adapted, through redevelopment or change of use if necessary, for a range of different types of business use, including new and expanding sectors of the regional economy.

5 . Strategic Policies

**5.4.8** The policy allows for mixed use development on employment sites in urban areas where such development will assist in securing the regeneration of sites to meet business needs, where the employment capacity is maintained (recognising that the primary role of the site is in contributing to the supply of employment land), and where there is scope for such a development to take place in an environmentally acceptable way.

**5.4.9** The development of “start up” units to support the establishment and early development of small businesses will be supported in suitable locations. Improvements in information and communications technology that enables more flexible working practices will be supported. A flexible approach will be adopted to home-based businesses and the development of “live work” units where these can take place in an environmentally acceptable way.

**5.4.10** There is scope for further tourist-related development in the District and the location policies give support to hotel development in Sevenoaks and Swanley and improved facilities for visitors in Edenbridge, together with small scale initiatives to support tourism in rural areas.

**5.4.11** Further information on specific provision for employment development in the District’s main towns and in the rural areas is contained in the Location Policies section of this document.

**Policy SP 8**

**Economic Development and Land for Business**

**The sustainable development of the District’s economy will be supported by:**

- a. the retention, intensification and regeneration of existing business areas primarily at Sevenoaks, Swanley, and Edenbridge and Major Developed Sites in rural areas, subject to Green Belt policy.**
- b. through new provision for business as follows**
  - i. office development in Sevenoaks and Swanley town centres**
  - ii. business development through allocation of greenfield land at Swanley outside the Green Belt**
- c. giving priority to business uses, or tourist facilities, in the conversion of buildings in the rural area**
- d. promoting hotel development in suitable locations in Sevenoaks and Swanley**
- e. working with partners to develop initiatives to improve skills in the workforce**
- f. supporting the development of start up units for small businesses in suitable locations and improvements in information and communications technology to facilitate more flexible working practices**

**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. Redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern business, where the employment capacity of the site, represented by the commercial floorspace, is maintained and where a mixed use development would represent a sustainable approach consistent with the general distribution of development.**



**Delivery Mechanisms:**

*The Allocations and Development Management DPD will define the detailed boundary of employment sites to be retained under the policy.*

**Performance Indicators:**

Net change in employment floorspace

Unemployment rate in total and relative to Kent and the South East

Proportion of the workforce with no qualifications

**Target:**

The overall stock of employment land to be maintained.

## 5.5 Infrastructure Policy

**5.5.1** Infrastructure can be defined as the various services and facilities that are necessary to help build sustainable communities. The Council has taken forward the definition of infrastructure from the South East Plan. References to physical, social and green infrastructure in policy SP9 should be seen as applying to this definition. The definition set out in the South East Plan (para. 5.22) includes transport facilities, affordable housing (considered in other Core Strategy policies), education, health services, social and community facilities, green infrastructure, public services, utilities and flood defences (the full definition is set out in the glossary of this plan). New development can create a need for new and improved infrastructure and in some circumstances its availability may be a factor in determining where new development is located. Supporting development with adequate infrastructure is important for balanced communities and the need for community facilities is specifically recognised in the Sevenoaks District Community Plan. Infrastructure improvements are also required to resolve existing identified deficiencies in Sevenoaks District.

**5.5.2** Government guidance requires Local Development Frameworks to identify future requirements needed to support the amount of development proposed, taking account of its type and distribution and how it will be provided. This should take account of existing strategies and be flexible enough to recognise that the optimum level of information may not be available from infrastructure providers when LDF documents are being prepared.

**5.5.3** An Infrastructure Delivery Plan for the District has been produced through engagement with providers. Provision for new development in the Sevenoaks District is relatively limited and the spatial strategy of the Core Strategy is based on maintaining the existing pattern of settlement. The Council considers that there are only a small number of infrastructure improvements where it has been sufficiently demonstrated that delivery is critical to the delivery of the Core Strategy. These are:

1. Education – additional capacity for primary school places are required in Sevenoaks and Swanley after 2011/12 and 2012/13, respectively. This will be provided through extensions to existing primary schools.

## 5 . Strategic Policies

2. Transport – Measures to mitigate the impact of development in Swanley on the Strategic Road Network will be required. Examples of the measures that may be required are included in the ‘Swanley’ chapter of the Core Strategy.
3. Open Space, Sport and Recreation – The Council’s Open Space, Sport and Recreation study identifies a number of areas where the level of provision of open space, sport and recreation facilities is not sufficient to support further development. Improvements in provision or accessibility will be required, under policy SP10, to support development.

**5.5.4** In addition to these ‘critical’ infrastructure schemes, providers have identified a range of improvements that they consider will serve the proposed development and overcome existing deficiencies but which are not considered to be critical to the delivery of the Core Strategy. The considerations that the Council have taken into account in making judgements about the criticality of infrastructure improvements are set out in the Infrastructure Delivery Schedule. SDC consider it appropriate that developers make a contribution towards necessary infrastructure improvements and community facilities that are proportionate to the impact of development and meets the tests of CIL Regulation 122 (see para 5.5.7). The Council do not consider that the assessment of a scheme as critical is a necessary prerequisite for the seeking of developer contributions. Both those schemes considered critical and not critical to support the scale and distribution of development proposed in the Core Strategy are set out in the Infrastructure Schedule These are also set out in the Infrastructure Schedule at Appendix 4.

**5.5.5** The Council considers that the optimum level of information has not been available from all infrastructure providers during the process of preparing the Infrastructure Delivery Plan. In response to this, the Council will treat the Infrastructure Delivery Plan Schedule as a ‘live’ document and will identify the need for amendments through the LDF monitoring and review process. Preparation of the Allocations and Development Management DPD will provide the opportunity for providers to assess the detailed infrastructure requirements for development sites. The Allocations and Development Management DPD will set out these detailed infrastructure requirements.

### Planning Obligations

**5.5.6** Where new infrastructure or infrastructure improvements are required as a result of new development, the planning system allows, through planning obligations, for developers to provide, or appropriately contribute towards, the provision of this new or improved infrastructure.

**5.5.7** Government policy on the use of planning obligations is set out in Circular 05/05 and part 11 of the Community Infrastructure Levy Regulations 2010. Regulation 122 of the CIL Regulations 2010 sets out three tests which should be met in order to ensure that the seeking of planning obligations is legal. These tests are, ensuring that planning obligations are ‘necessary to make the proposed development acceptable in planning terms’, “directly related to the development” and ‘fairly and reasonably related in scale and kind to the proposed development’. The effect of the infrastructure investment may be to confer some wider benefit on the community but payments should be directly related in scale to the impact which the proposed development will make. Planning obligations should not be used solely to resolve existing deficiencies.

**5.5.8** Through engagement on the Infrastructure Delivery Plan for the District, a number of providers have indicated that they consider there to be a case for new development contributing towards improvements, as these will serve new populations resulting from development and resolve existing deficiencies. The Council will bring forward a Developer Contributions SPD, which will set out the levels of contributions and methodologies for calculating contributions that the Council will support.

**5.5.9** The Council is also requiring a significant contribution from new housing towards affordable housing and requiring new development to meet progressively tightening standards of the Code for Sustainable Homes and BREEAM. In carrying out the appropriate level of contribution from new

development towards infrastructure the Council will take into account the importance of ensuring provision for affordable housing can be made in accordance with Policy SP3 and have regard to viability issues.

**5.5.10** In April 2010, the Government published regulations for the introduction and operation of the Community Infrastructure Levy (CIL), which empower, but do not require local planning authorities to charge developers a standard, locally set, sum for local and sub-regional infrastructure, dependent on the type and character of development. In order to implement CIL, local authorities are required to produce a charging schedule setting out the rates that developers are required to pay, which is subject to independent examination.

**5.5.11** Currently the Council does not consider that the level of investment in infrastructure required to support development in Sevenoaks District warrants the introduction of CIL. However, CIL Regulations place limits on the use of pooled contributions secured through planning obligations from April 2014 (Regulation 123). If, through consultation with infrastructure providers, it was deemed necessary to introduce CIL to secure infrastructure improvement necessary to support development in Sevenoaks District, the Council’s Infrastructure Delivery Plan and proposed Developer Contributions SPD would be used to develop a CIL charging schedule.

**Policy SP 9**

**Infrastructure Provision**

**Where new development creates a requirement for new or improved physical, social and green infrastructure beyond existing provision, developers will be expected to provide, or contribute to, the additional requirement.**

**The Council will support the development of infrastructure facilities required to resolve existing deficiencies or to support the scale and distribution of development proposed in the Core Strategy.**

**Delivery Mechanisms:**

*The Council will work with infrastructure providers and the Local Strategic Partnership to ensure the delivery of infrastructure improvements required to support delivery of the Core Strategy or resolve existing deficiencies, whilst considering the impact on local environment and existing amenities.*

*The Council will maintain the Infrastructure Schedule (Appendix 4) as a “live” document to be updated as required. Progress will be monitored and the need for changes identified through the Annual Monitoring Report. Where schemes are not delivered within the timescales set out, the Council will consult with the relevant lead bodies to identify new arrangements or alternative schemes.*

*The Allocations and Development Management DPD will set out specific infrastructure requirements for individual site allocations.*

*The Council will produce a Developer Contributions SPD, which will set out levels of contributions and methodologies for calculating contributions.*

## 5 . Strategic Policies

### Performance Indicator:

Progress in implementing infrastructure projects identified in the Infrastructure Delivery Plan Schedule.

### 5.6 Green Infrastructure, Open Space, Sport and Recreation

**5.6.1** Sevenoaks District is generally well-provided for open space, sport and recreation facilities. As well as meeting recreational needs open spaces are an important feature contributing positively to the environment in many areas of the District. While overall provision is good there is a need for improvement in some areas.

**5.6.2** The Council has carried out a study of open space, sport and recreation in the District in accordance with guidance on the subject produced by the Government. The study set Local Quantity Standards and Accessibility Standards and used these to assess current provision for the following types of open space:

- Parks and gardens, e.g. urban parks, formal public gardens, country parks
- Natural and semi-natural space, e.g. woodlands, urban forestry, scrubland, grasslands, wetlands, nature reserves, wastelands.
- Amenity green space, e.g. informal recreation spaces, green spaces
- Provision for children and young people, e.g. equipped play areas, ball courts, skateboard areas, teenage shelters
- Outdoor sports facilities, e.g. natural and artificial surfaces either publicly or privately owned which are used for sport and recreation
- Allotments and community gardens, i.e. allotments, urban farms
- Cemeteries and churchyards, e.g. private burial grounds, local authority burial grounds, disused churchyards
- Green corridors, e.g. canal/river towpaths, cycleways, rights of way, disused railway Lines

**5.6.3** The Open Space, Sport and Recreation Study found that there is a need to provide for new sites and to improve the access to some existing sites within the District. It found a shortage of open space provision in Swanley, particularly south of the railway line, and in West Kingsdown. It also recommended that additional local provision be made for children's play areas and allotments in various locations around the District. The Council will bring forward a Playing Pitch Strategy, in accordance with the recommendations of the Open Space, Sport and Recreation Study.

**5.6.4** Proposals for new sites recommended in the study are generally small-scale and intended to meet local needs. They will only be taken forward where there is clear evidence of support from the local community. Additionally in some smaller villages with little provision for further development increased open space provision may not be viable.

**5.6.5** The study included an assessment of indoor sports facilities, which assessed the supply of and demand for various different sports facilities in the District. It considered the quantity, quality and accessibility of these facilities. It concluded that there are no major deficiencies in sports facilities in the area with the exception of indoor tennis.

**5.6.6** The Community Plan recognises the need to protect open spaces and promote the use of leisure facilities and open spaces. These are important in helping to create green and healthy environments. The Sevenoaks District Play Strategy 2007 – 2010 acknowledges the importance of

play for children and young people and seeks to identify ways in which play opportunities and experiences can be increased and enhanced across the Sevenoaks District. It includes an action plan which includes actions to:

- Improve opportunities for play and informal recreation
- Promote equality and social inclusion
- Promote health and physical activity
- Improve community safety and reducing fear of crime
- Promote partnerships with town and parish councils

**5.6.7** National planning policy promotes the development of Green Infrastructure Networks through local development frameworks. In Sevenoaks District land identified through the Open Spaces Study will form a key input to the network as will accessible open space in the countryside. Land of biodiversity value, will also be a key input, including Biodiversity Opportunity Areas that have been defined for Kent based on the South East England Biodiversity Strategy and the Kent Biodiversity Action Plan. The Green Infrastructure Network will include consideration of possibilities for strengthening linkages between open spaces and potential wildlife corridors, linking open spaces within urban areas, open spaces connecting urban and rural areas and open spaces within rural areas. The Green Infrastructure Network will play an important role in helping communities to be more resilient to the effects of climate change. Provision for new development avoids extending built development into the countryside and, within urban areas, studies to identify potential development sites have sought to avoid sites designated for their wildlife value and open spaces of amenity or recreational value. Consequently the impact of development on the Green Infrastructure Network is limited but with the relatively limited provision for development in the District, the scope for creating additional green infrastructure in association with new development is also more limited than areas with higher development provision. The Council will work with relevant organisations to explore potential funding sources for enhancement of the Green Infrastructure Network in addition to seeking appropriate contributions from developers.

**5.6.8** The Green Infrastructure Network will be developed through the Allocations and Development Management DPD which will identify areas of value for biodiversity, open space, sport and recreation purposes and protect them from development. It will also bring forward proposals for new sites to address deficiencies in provision identified in the Open Space, Sport and Recreation Study where they are supported by the local community.

**5.6.9** Wherever possible, the Council will seek opportunities, including through new development, to create and extend green corridors and to enhance the biodiversity value of open space.

**5.6.10** Residential development increases the demand for open space, sport and recreation facilities and this has a cumulative effect on existing provision. Therefore, the Council will require the provision of new or improved open space, sport and recreation facilities if development is proposed in areas where there is a deficiency in existing provision or in situations where the development itself would result in a deficiency in provision. Local standards in the Open Space, Sport and Recreation Study will be applied in determining whether there is a deficiency. The developer will also need to show how new open space facilities will be maintained.

**Policy SP 10**

**Green Infrastructure, Open Space, Sport and Recreation Provision**

**A Green Infrastructure Network will be developed of accessible multi functional green space, primarily based on maintaining and linking existing areas of open space.**



## 5 . Strategic Policies

**Open space, sport and recreation facilities, including indoor sports facilities of value to the local community will be retained. Development may exceptionally be allowed where replacement provision of at least equivalent value to the local community is provided.**

**Residential development proposals in areas where there is an existing shortage in open space provision, or where the development would otherwise result in a shortage in provision, will be expected to contribute to overcoming the shortage, either through on site provision or a financial contribution to off site provision. Provision should include arrangements for maintenance of the open space.**

**For the purposes of this policy, open space includes amenity open space, parks and formal gardens, natural and semi natural open space, children's play areas, outdoor sports facilities, churchyards and allotments.**

### **Delivery Mechanisms:**

*The Allocations and Development Management DPD will set out proposals for the Green Infrastructure Network which will include, areas of value for biodiversity, opportunities and locations for biodiversity enhancement (including creation of new habitats) taking account of defined Biodiversity Opportunity Areas, open space sites identified for retention under the policy, new areas of open space taking account of the findings of the Open Spaces Study, opportunities for linking open spaces and areas of biodiversity value to improve connectivity for people and wildlife and targets for implementation and proposals for effective long term management of sites forming part of the network.*

*The Local Standards set out in the Open Spaces Study will be used to determine whether a development needs to contribute additional open space*

### **Performance Indicators**

Maintenance of open space safeguarded through the Allocations and Development Management DPD

Additional open space provided through new development

Additions and losses to the Green Infrastructure Network, measured by area ( Note : baseline to be established through the definition of the Green Infrastructure Network in the Allocations and Development Management DPD).

## **5.7 Biodiversity**

**5.7.1** Government guidance aims to promote sustainable development by ensuring that biological diversity is conserved and enhanced as an integral part of social, environmental and economic development. The Kent Habitat Survey (2003) identified habitats of importance within the District. The District contains no Special Area of Conservation (SAC) or Special Protection Areas (SPA) of European importance, but the Habitat Regulations Assessment concludes that there may be a very small impact on the Ashdown Forest SAC and SPA from additional development proposed in the Core Strategy for the District. In accordance with the recommendations of the Assessment the Council



will support the work of the High Weald AONB Joint Advisory Committee in managing recreational pressures on Ashdown Forest. Application of Policy SP10 will ensure recreational open space remains available to meet local needs in the District.

**5.7.2** There are 17 Sites of Special Scientific Interest, (SSSIs) within the District, which are of national importance for their biological or geological interest, and 57 Local Wildlife Sites, identified by the Kent Wildlife Trust, which are of County-wide importance. Ancient woodlands are a feature of the countryside and are also a particularly rich source of biodiversity that should be afforded a high level of protection. A comprehensive survey of the District’s Ancient Woodlands is shortly to be carried out.

**5.7.3** However, biodiversity is not confined to protected sites but occurs throughout rural and urban areas. It is therefore important, and in accordance with Government advice, that Biodiversity Action Plan priority habitats and species are protected and enhanced wherever they occur.

**5.7.4** In designating appropriate areas for development, the Core Strategy has ensured that designated areas of importance for biodiversity will not directly be harmed and new development should avoid damage to the ecological value of such areas. The extent and location of designated sites is shown in Figure 7. New development, whether on brownfield or greenfield sites, gives the opportunity to create or restore areas of biodiversity, based on the priority habitats and species set out in the National and Kent Biodiversity Action Plans (BAPs) and on Biodiversity Opportunity Areas that have been defined for Kent. The Council will expect such proposals to be an integral part of new development. Where there are opportunities, the design of new developments, including open spaces, should incorporate habitat linkages that provide the opportunity to enhance biodiversity. Further guidance can be found in 'Biodiversity By Design' and the Biodiversity Appendix to the Kent Design Guide, 2006. Support will be given to the application of agri-environment schemes, forestry, flood defence and other land management practices to deliver biodiversity targets, increase the wildlife value of land, reduce diffuse pollution, and protect soil resources.

**Policy SP 11**

**Biodiversity**

**The biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.**

**Sites designated for biodiversity value will be protected with the highest level of protection given to nationally designated Sites of Special Scientific Interest, followed by Local Wildlife Sites and sites of local importance for biodiversity. Designated sites will be managed with the primary objective of promoting biodiversity whilst also providing for appropriate levels of public access.**

**Opportunities will be sought for the enhancement of biodiversity through the creation, protection, enhancement, extension and management of sites and through the maintenance and, where possible, enhancement of a green infrastructure network to improve connectivity between habitats.**

**Delivery Mechanisms:**

*The Allocations and Development Management DPD will set out proposals for a Green Infrastructure Network which will include existing sites of biodiversity value and other open spaces and opportunities for improvement and enhancement of sites for biodiversity.*

## 5 . Strategic Policies

*The Allocations and Development Management DPD and planning briefs where relevant, will provide site specific guidance on the maintenance and enhancement of biodiversity on new development sites taking into account biodiversity guidance in Kent Design which has been adopted by the Council as a Supplementary Planning Document.*

*National and local wildlife sites will be managed through agreements with Natural England, the Kent Wildlife Trust and local groups to maintain and improve their biodiversity*

**Performance Indicator:**

Number of Local Wildlife Sites in positive management

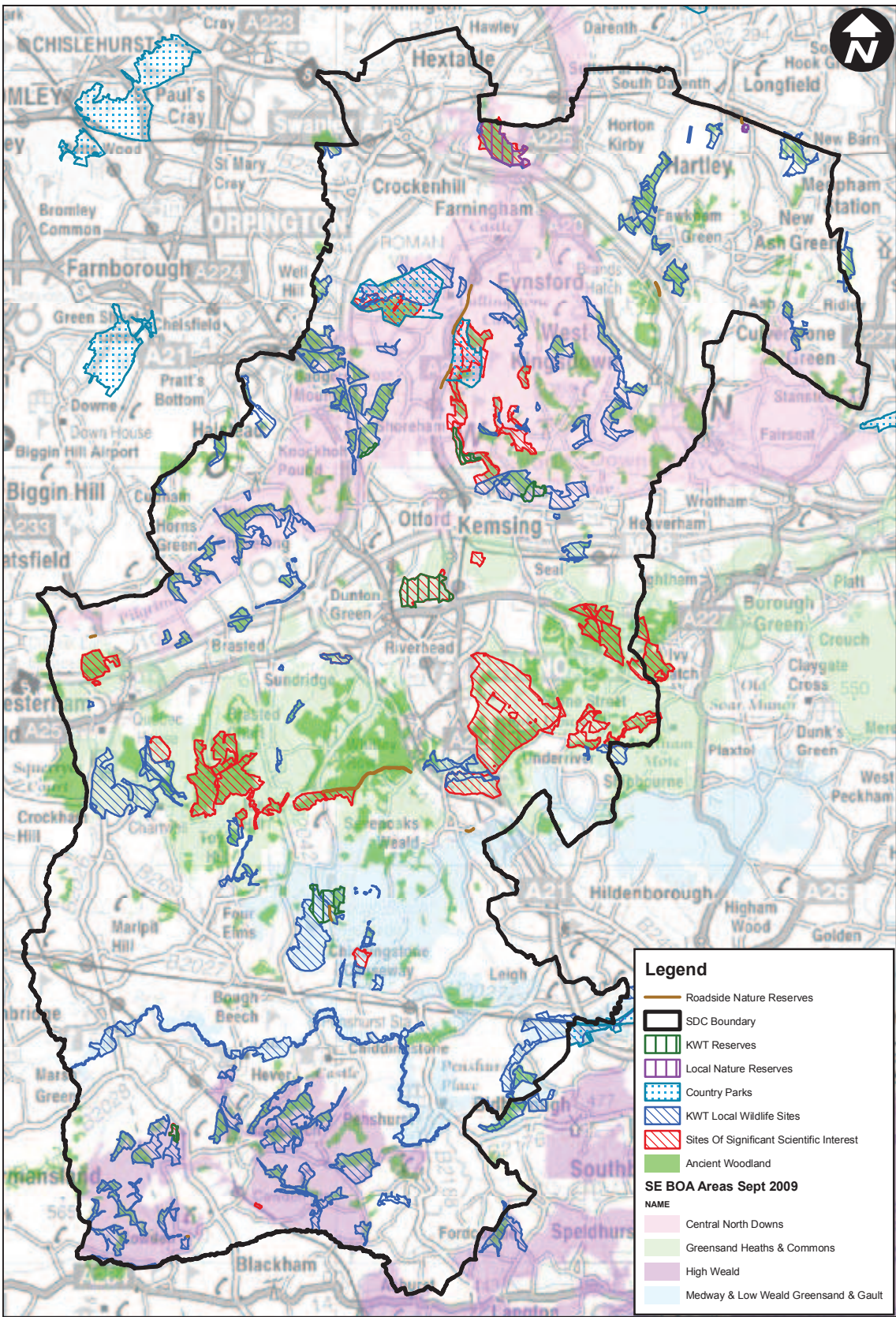


Figure 7: Extent and location of designated sites

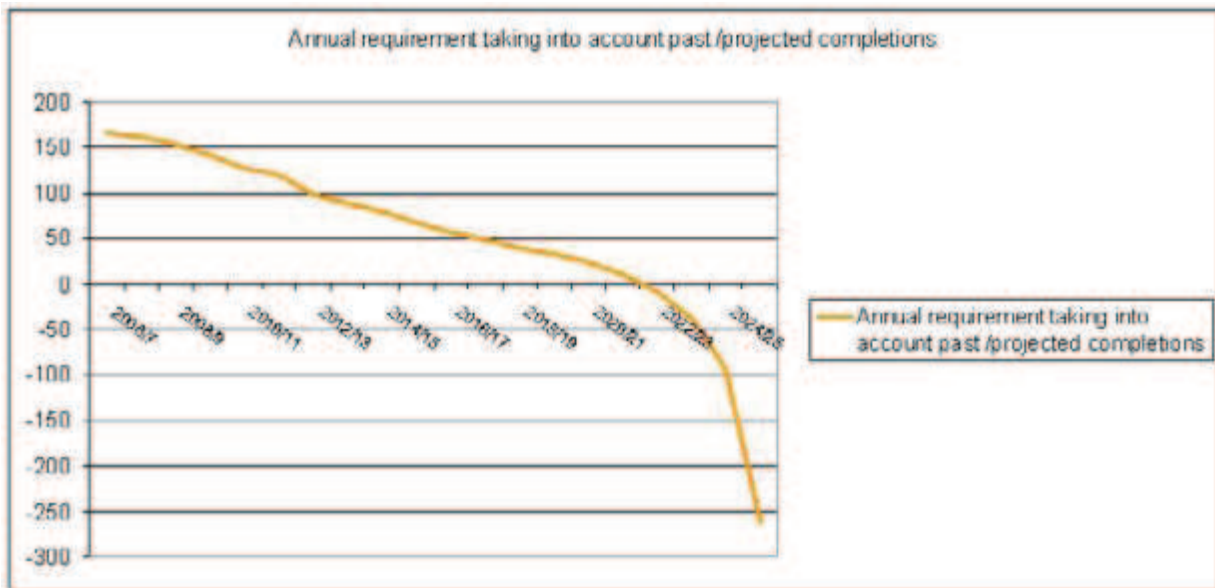
## 5 . Strategic Policies

## Appendices



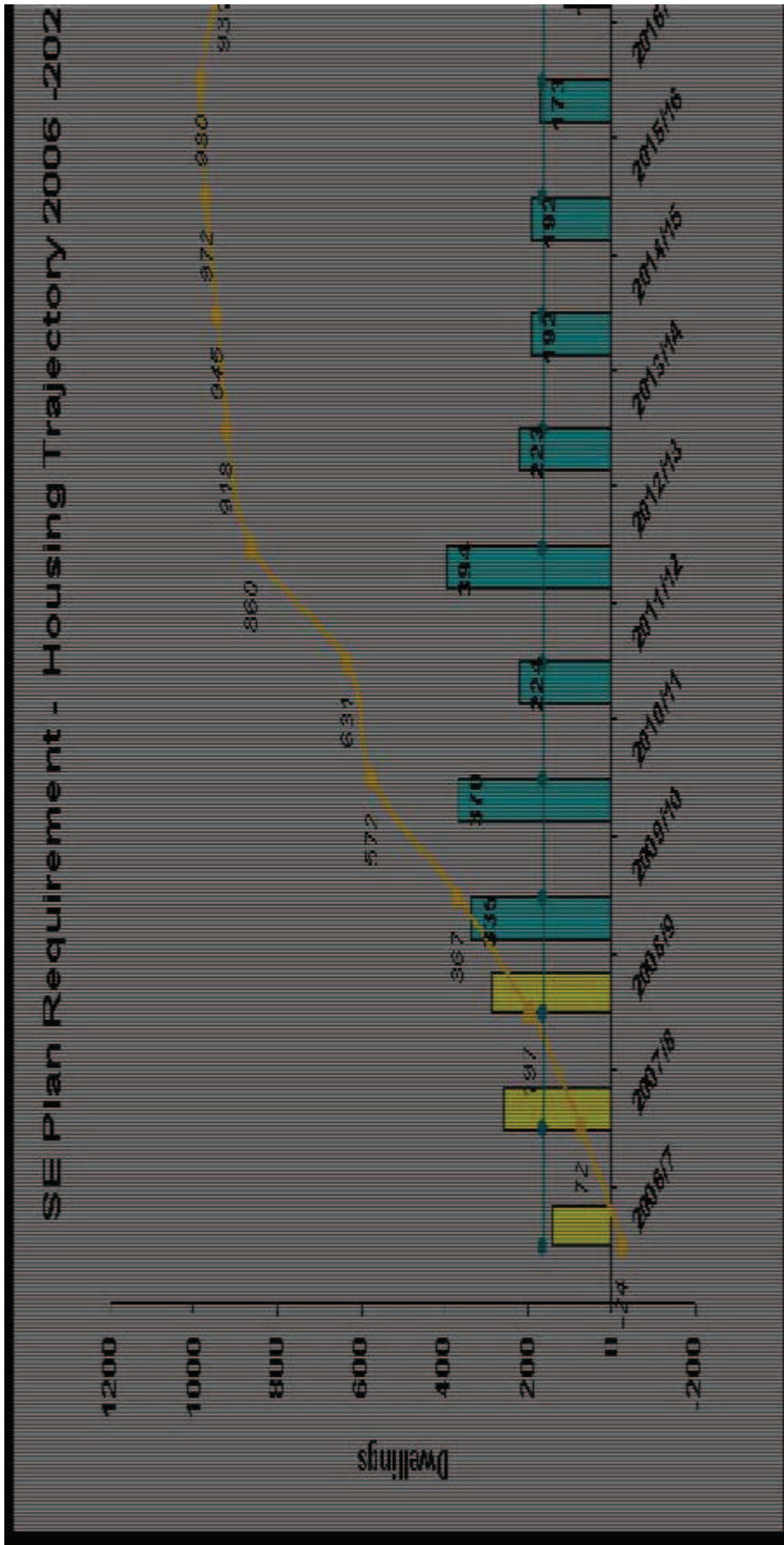
The Housing Trajectory shows progress towards meeting the Core Strategy housing provision. It includes completions to 2009 (692 units), and the extant permissions and SHLAA sites for the first 15 years. The extant permissions and SHLAA sites are phased, according to when it is thought that they will be completed, and after the first 10 years an allowance of 75 units is added in for small windfall sites.

These figures give the projected level of completions against the yearly requirement. These cumulative figures give the District's progress towards meeting the housing provision and it's ability in the future to meet it by the end of the plan period. The Trajectory shows that we will be able to meet the Core Strategy housing provision and if our assumptions are correct we will reach the provision by 2022.





Appendix 1: Meeting the Core Strategy Housing Provision - Housing Trajectory





Appendix 2: Replacement of Saved Local Plan Policies by the Core Strategy

The saved policies listed below are replaced by the Core Strategy. The remaining saved policies will continue to apply until replaced by the Allocations and Development Management DPD

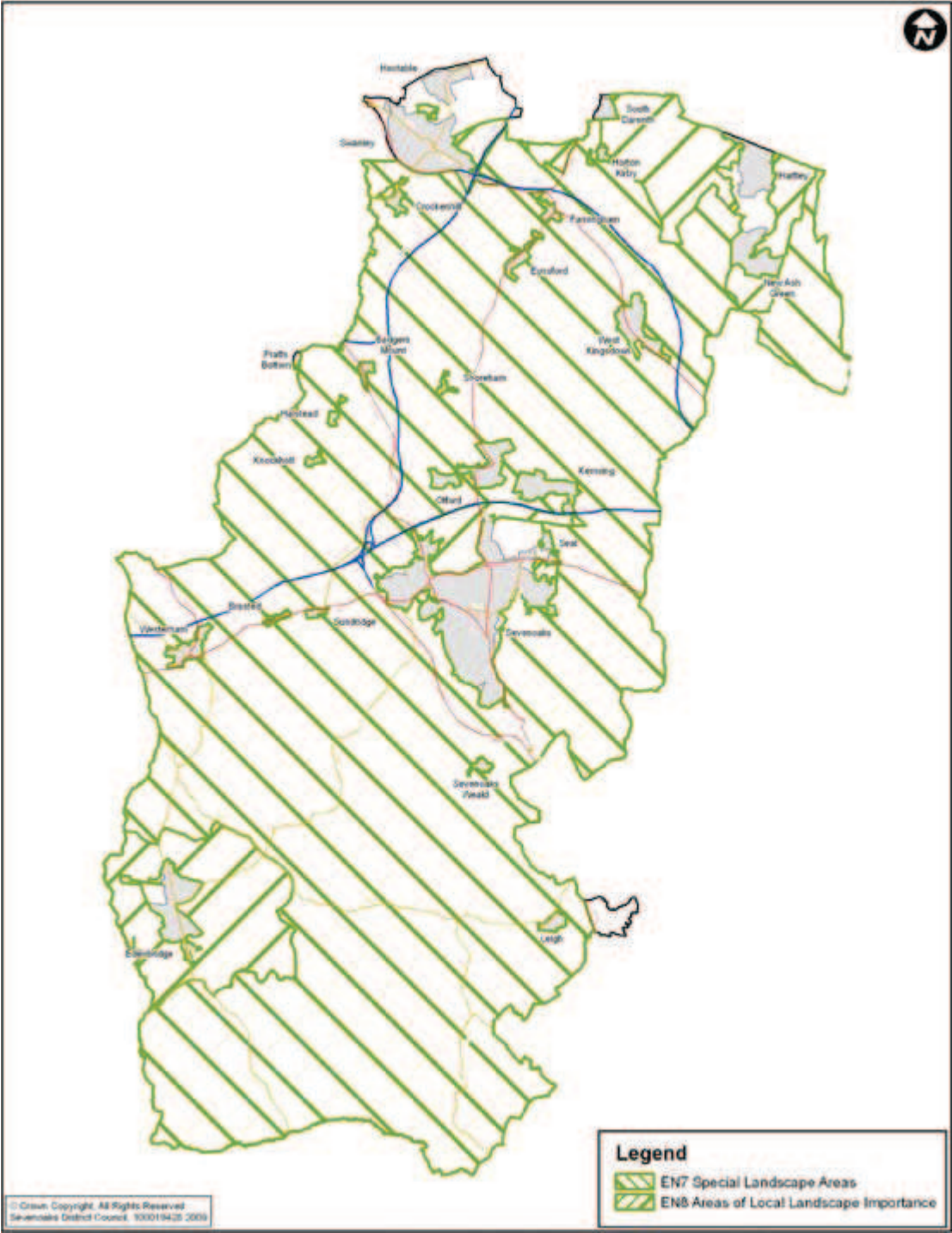
The replacement of policies EN7, EN8, SG1A (Edenbridge only) and VP8 involve changes to the Proposals Map. The area affected by the replacement of SG1A is shown in Figure 6 in the Edenbridge chapter while the other changes are shown in the plans following the table.

Policy No.	Policy Title	Replacement Core Strategy Policy (or relevant paragraph no)
EN3	Open Space Provision in New Development	SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
EN6	Area of Outstanding Natural Beauty	LO8 The Countryside and the Rural Economy
EN7	Special Landscape Areas	LO8 The Countryside and the Rural Economy
EN8	Areas of Local Landscape Importance	LO8 The Countryside and the Rural Economy
SG1A-B	Safeguarded Land (in relation to land at Edenbridge)	LO6 Safeguarded Land in Edenbridge
VP8	Morleys Roundabout Weald Park and Ride Site	LO3 Development in Sevenoaks Town Centre (the policy and supporting text does not include provision for park and ride)
H9	Local Needs Exceptions Policy	SP5 Affordable Housing in Rural Areas
H10A	Rural Settlement Policy – Villages	LO7 Development in Rural Settlements
H10B	Rural Settlement Policy – Towns and Larger Villages	LO2 Development in Sevenoaks LO4 Development in Swanley LO6 Development in Edenbridge LO7 Development in Rural Settlements
H10C	Villages of Special Character	LO7 Development in Rural Settlements
EP10	Retention of Business Sites	SP8 Land for Business
EP11B	Development in the Green Belt	LO8 The Countryside and the Rural Economy
S1	Town Centre Proposals	LO3 Development in Sevenoaks Town Centre LO5 Development in Swanley Town Centre LO6 Development in Edenbridge LO7 Development in Rural Settlements

Appendix 2: Replacement of Saved Local Plan Policies by the Core Strategy

Policy No.	Policy Title	Replacement Core Strategy Policy (or relevant paragraph no)
FH1	Fort Halstead	SP8 Land for Business
DG1	North Downs Business Park Dunton Green	PPG2 guidance on Major Developed Sites will apply (see para 4.5.21)
CBP1	Chaucer Business Park Kemsing	
SKB1	SmithKline Beecham Powder Mill Lane Leigh	
TR2	Tourist Accommodation	LO2 Development in Sevenoaks LO4 Development in Swanley LO6 Development in Edenbridge LO7 Development in Rural Settlements LO8 The Countryside and the Rural Economy
TR6	New Tourist Attractions and Facilities	LO8 The Countryside and the Rural Economy
PS2	Developer Contributions	SP9 Infrastructure Provision
PS10	Rural Service Provision	LO7 Development in Rural Settlements

Appendix 2: Replacement of Saved Local Plan Policies by the Core Strategy



Sevenoaks District Council Core Strategy Adopted February 2011

Replacement of Policies EN7 Special Landscape Areas and EN8 Areas of Landscape Importance: Notations to be deleted from Proposals Map





Deletion of Policy VP8 Land at Otford Road Park and Ride Site:

Notation to be deleted from the Proposals Map



Appendix 2: Replacement of Saved Local Plan Policies by the Core Strategy



Sevenoaks District Council Core Strategy Adopted February 2011

Deletion of Policy VP8 Morleys Roundabout Park and Ride Site:

Notation to be deleted from the Proposals Map



Appendix 3: Core Strategy and Community Plan

This Appendix shows how the Core Strategy implements relevant parts of the Council’s Community Plan. Priority aims marked in bold are those that the Community Plan states will be implemented in whole or in part through the LDF. Other aims are listed where the Core Strategy policy is relevant though the Community Plan itself does not make an explicit link.

Community Plan Priority	Relevant Core Strategy Policy
<b>Safe and Caring Communities</b>	
<b>Aim: Work with local communities, key workers and businesses to reduce crime and maintain safe environments</b>	<b>Policy SP1</b> requires that new development should create safe, inclusive and attractive environments.
<b>Aim: Design safe environments</b>	<b>Policy SP1</b> requires that new development should create safe, inclusive and attractive environments.
Aim: Improve pedestrian safety and access for people with disabilities	<b>Policy SP1</b> requires that new development should create safe, inclusive and attractive environments
<b>Aim: Increase young people’s access to and take up of activities</b>	<b>Policy SP10</b> supports this aim by protecting and enhancing provision of facilities sport and recreation in the District
Aim: Involve young people in planning their services and facilities	Planning for People, the Council's Statement of Community Involvement, sets out the process to involve the community in the production of the LDF
Aim: Increase people’s access to and awareness of services, especially in rural areas	<b>Policy LO7</b> seeks to retain services and facilities in rural areas
Aim: Work in identified areas and involve local residents in projects to improve neighbourhoods	The strategy gives support to the preparation of Parish Plans led by local communities.
Aim: Support people with particular needs into employment opportunities	<b>Policy SP8</b> supports this aim by maintaining a supply of land for employment development
<b>Green Environment</b>	
<b>Aim: Make the best use of previously developed land</b>	<b>Policy LO1</b> requires that development be located in existing settlements
Aim: Maintain and improve access to countryside	<b>Policy LO8</b> seeks to improve access to the countryside
<b>Aim: Conserve the natural and built heritage</b>	<b>Policy LO8</b> states that the openness of the Green Belt will be maintained. The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty will be maintained. <b>Policy SP1</b> requires that the District's heritage assets, including listed buildings, conservation areas, archaeological remains, ancient monuments and historic parks and gardens will be protected and enhanced.

Appendix 3: Core Strategy and Community Plan

Community Plan Priority	Relevant Core Strategy Policy
<p><b>Aim: Address climate change issues by promoting energy efficiency and renewable energy and conserve natural resources</b></p>	<p><b>Policy SP2</b> sets out a range of measures that will mitigate current and forecast effects of climate change.</p>
<p><b>Aim: Increase recycling and reduce waste</b></p>	<p>Improved recycling and waste reduction in new development is consistent with <b>Policy SP2</b></p>
<p><b>Aim: Tackle air quality problems</b></p>	<p><b>Policy SP2</b> states that the District will mitigate current and forecast effects of climate change by, amongst others, focusing new development on locations that are accessible to services and facilities to reduce the need to travel and supporting rural public transport services and promoting the use of travel plans to reduce dependence on travel by car. The design and location of new development will take account of the need to improve air quality in accordance with the District's Air Quality Action Plan.</p>
<p><b>Dynamic Economy</b></p>	
<p>Aim: Encourage a dynamic economy through the planning system</p>	<p><b>Policy SP8</b> requires existing employment sites to be retained with the opportunity for modernisation and redevelopment to better meet the needs of business. <b>Policy LO9</b> requires that development that supports the diversification of the rural economy and the vitality of local communities will be supported provided its compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty and other rural parts of the District.</p>
<p>Aim: Ensure town and village centres remain viable and vibrant</p>	<p><b>Policy LO3</b> requires a vibrant mix of uses to be maintained and enhances within Sevenoaks Town Centre. Approximately 12,000 sq. metres of floorspace will be provided in the town centre, primarily after 2017. <b>Policy LO5</b> promotes regeneration of Swanley town centre.</p> <p><b>Policy LO6</b> supports Edenbridge town centre and <b>Policy LO7</b> supports village centres including regeneration of New Ash Green</p>
<p>Aim: Encourage sustainable tourism</p>	<p><b>Policy LO8</b> requires that development that supports rural tourism projects will be supported provided its compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty and other rural parts of the District. Policies LO3 and LO5 support hotel development in Sevenoaks and Swanley respectively</p>
<p>Aim: Promote the rural economy</p>	<p><b>Policy LO7</b> requires that any loss of services and facilities that serve the local community will be resisted. The council will support proposals to improve provision of services and facilities to serve the local community, subject to any development being of a scale and character appropriate to the area. Existing employment sites will be retained with the</p>



Appendix 3: Core Strategy and Community Plan

Community Plan Priority	Relevant Core Strategy Policy
	opportunity for modernisation and redevelopment to better meet the needs of business. The Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.
Aim: Work with partners across West Kent to improve skills, learning, business development, tourism, the infrastructure and regeneration	<b>Policy SP8</b> supports this aim by maintaining a stock of employment land and <b>Policy LO8</b> supports the diversification of the rural economy
Aim: Target minibus services and promote the use of bus services to meet particular needs	<b>Policy LO7</b> seeks to maintain and improve rural transport services
<b>Aim: Promote existing transport links and press for improved, more integrated transport</b>	<b>Policy LO7</b> states that the Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.
<b>Aim: Encourage sustainable travel within the District</b>	<b>Policy SP2</b> states that new development will be focused on locations that are accessible to services and facilities to reduce the need to travel. Rural public transport services will be supported as well as promoting the use of Travel Plans to reduce dependence on travel by car.
<b>Aim: Promote balanced and sustainable Communities</b>	<b>Policy SP3</b> states that affordable housing will be provided and that the location, layout and design of the affordable housing within the scheme should create an inclusive development. <b>Policy SP4</b> states that limited development for affordable housing in rural areas may only be permitted adjacent to existing settlements to meet identified local needs.
<b>Aim: Ensure that communities have a greater say in influencing the future shape of their areas</b>	<i>Planning for People</i> , the Council's Statement of Community Involvement, sets out the process to involve the community in the production of the LDF
<b>Aim: Ensure that communities have access to good community buildings and facilities</b>	<b>Policy SP9</b> states that all new development which creates a requirement for physical, social and green infrastructure provision will be expected to provide or contribute to this infrastructure.
<b>Aim: Extend access to services in schools so that schools are at the heart of communities</b>	<b>Policy SP10</b> supports this aim by protecting and enhancing provision of facilities sport and recreation in the District
Aim: Enable local, social, community and cultural activities to flourish for all age groups	<b>Policy SP10</b> supports this aim by protecting and enhancing provision of facilities sport and recreation in the District





Appendix 4: Infrastructure Delivery Plan Schedule

Page	Infrastructure Type
102	Transport
107	Education (excluding Adult Education)
109	Health
112	Regeneration
113	Social Infrastructure - Adult and Youth Services (includes KCC Adult Social Services, Adult Education, Youth Services)
115	Green Infrastructure and Open Space
118	Public Services – Libraries and Archives
119	Public Services – Emergency Services
120	Utility Services – Clean Water Supply
124	Critical Infrastructure Projects

This schedule will be treated as a ‘live’ document. The following version was considered the most appropriate schedule, based on information available to the Council in January 2010. The most up-to-date version will be available on the Planning Policy pages of [www.Sevenoaks.gov.uk](http://www.Sevenoaks.gov.uk).

Bold text identifies those infrastructure improvements required as a direct result of development proposed in the Sevenoaks District Core Strategy.

As a result of the infrastructure engagement process, a number of infrastructure improvements have been categorised as being critical to the delivery of the LDF Core Strategy. Whether or not an infrastructure improvement is considered critical to the delivery of the LDF Core Strategy is based on a judgement as to what extent the improvement is required as a result of new development or as a result of existing deficiencies and consideration of the situation if the infrastructure improvement were not made but development went ahead. The judgement takes account of the evidence available to the Council about the existing capacities and current usage of infrastructure, the likely increase in population as a result of development and the likely increase in usage of facilities. This includes KCC’s strategy based population forecasts (September 2009), which show a very modest population increase in Sevenoaks District in the period 2006 – 2026.

SDC consider it appropriate that developers make a contribution towards necessary infrastructure improvements and community facilities that are proportionate to the impact of development and meets the tests of CIL Regulation 122 (see para 5.5.7). The Council do not consider that the assessment of a scheme as critical is a necessary prerequisite for the seeking of developer contributions.

Appendix 4: Infrastructure Delivery Plan Schedule

Infrastructure Delivery Plan Schedule

Table 1 All Infrastructure Projects

Table .1

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
<b>1) Transport</b>											
1.1) Hard Shoulder Running on M25 J5-7	Sevenoaks to M23 junction	To relieve existing congestion on this section of the M25	2012 - 2015	Unknown	Highways Agency	Central Government	Britain's Transport Infrastructure: Motorways and Major Roads (Jan 2009), Highways Agency website	This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy. Scheme is to be completed on existing HA land - land will not need to be safeguarded through the Allocations and Development Management <i>DPD</i> .	Medium	Low	n/a
1.2) Dualling the A21 Carriageway between Tonbridge and Pembury	Between Tonbridge and Pembury (outside Sevenoaks District)	To relieve existing congestion on this section of the A21	by 2014	Unknown	Highways Agency	Central Government	Core Strategy Preferred Options Reqs	This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy . Scheme to be completed outside	Medium	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
1.3) Train Lengthening - a) Suburban Metro trains from 10 cars to 12 cars on the Sevenoaks (St. Leonards) Line. b) Peak trains on Maidstone East line to 8 cars. c) Peak trains on Tonbridge Main line to 12 cars. d) Peak trains on the Uckfield to London Bridge line	Serving: a) Sevenoaks Town. b) Kemsing, Otford, Shoreham, Eynsford and Swanley. c) Sevenoaks and Dunton Green. d) Hever, Cowden and Edenbridge Town	To relieve some of the existing and forecast congestion on these peak services. b) and c) are required to meet the Government's High Level Output Specifications (HLOS) for Control Period 4 (2009 - 2014)	a) by 2011. b) by 2014. c) by 2014. d) lengthening to 8 car by 2014 and lengthening to 10 car by 2019	Unknown	Network Rail, Southeastern, Southern	Network Rail	a) South London Route Utilisation Strategy. b) Draft Kent Route Utilisation Strategy. c) Draft Kent Route Utilisation Strategy. d) Draft Sussex Route Utilisation Strategy	These schemes will increase the convenience and attractiveness of travel by train by overcoming some of the existing, and forecast, peak time overcrowding. However, these schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
to 8 cars and then to 10 cars												
1.4) National Station Improvement Programme Works	Sevenoaks and Swanley Stations	To ensure that the station better meets the needs of current and future users. NSIP schemes will aim to improve security, accessibility, the presentation of the station and information provision.	Unknown. Scheme Currently Committed	Unknown	Network Rail	Central Government and possibly developer contributions (where Network Rail can prove there is a funding gap and where these improvements are considered the most effective way of mitigating transport impacts of new development).	Draft Kent Route Utilisation Strategy; Infrastructure Planning Meeting	These works are anticipated to take place on existing Network Rail land - land will not need to be safeguarded through the Site Allocations DPD. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a	
1.5) Expansion of Sevenoaks Station Car Park (subject to case of need	Sevenoaks Town	To maintain and increase the attractiveness of train travel in the district and to ensure that sufficient capacity is	Unknown.	Unknown	South-eastern Network Rail	Network Rail	Draft Kent Route Utilisation Strategy; Correspondence with Southeastern	It is anticipated that this work will be completed on existing land owned by Network Rail. The need to identify / safeguard land in the Allocations	Medium	Low	n/a	



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
subsequently being made)		available to meet forecast demands.						and Development Management DPD will be investigated with Network Rail and Southeastern. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy			
1.6) Urban Traffic Management Control (UMC)	Sevenoaks Town and Swanley	To improve the efficiency of the road network to ensure that it is able to cope with existing and forecast traffic levels	2010 - 2011	£460,000	Kent County Council	Local Transport Plan funding	Emerging Transport Strategy	This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a
1.7) Modernising Sevenoaks Town Centre Bus Station	Sevenoaks Town	To increase the attractiveness of bus travel as a means of transport to and from Sevenoaks Town	2010 - 2026	Unknown	Kent County Council	Local Transport Plan funding (uncommitted)	Emerging Transport Strategy	This scheme will increase the convenience and attractiveness of travel by bus. However, this scheme is not considered to be critical to delivery of the scale and distribution of	Medium	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
1.8) Improving and providing new walking routes (including between Swanley Town Centre and Station)	Sevenoaks District	To increase the attractiveness of walking in Sevenoaks District	2010 – 2026 (Swanley Scheme to be developed as part of Town Centre regeneration)	Unknown	Kent County Council, Developers	Local Transport Plan funding (uncommitted) and Developer contributions	Emerging Transport Strategy	Through consultation with KCC, identify and allocate/safeguard potential walking routes through the Allocations and Development Management DPD. Agree the route of the walking/cycling link between Swanley Station and Swanley Town Centre, as indicated by Figure 5 of the Core Strategy, with KCC and Swanley Town Council and allocate in the Allocations and Development Management DPD. No specific scheme is identified as being	Low	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
1.9) Improving and providing new cycle routes including between Swanley Town Centre and Station)	Sevenoaks District	To increase the attractiveness of cycling in Sevenoaks District	2010-2026 (Swanley Scheme to be developed as part of Town Centre regeneration)	Unknown	Kent County Council, Developers	Local Transport Plan funding (uncommitted) and Developer contributions	Emerging Transport Strategy	critical to the delivery of the Core Strategy. However the walking / cycling link between Swanley Town Centre and Station is a critical component of the town centre regeneration.	Low	Low	n/a
<b>2) Education (excluding Adult Education)</b>											

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
2.1) Additional Primary School Places to be provided through school extensions	a)Sevenoaks Urban Area. b) Swanley	To ensure that sufficient school places are available for the forecast population.	a) 2011/12 onwards. b) 2012/13 onwards	£590.24 per flat and £2,360.96 per house (2008 prices)	Kent County Council	Developer contributions	Core Strategy Preferred Options Reps (March 2009); KCC Guide to Development Contributions (2008)	Planning obligations in Core Strategy and Developer Contributions SPD to reflect the need for additional primary school places. Improvements are required to deliver the Core Strategy	Low - A well established methodology allows KCC to identify appropriate contributions for education. This will continue to be used in accordance with SP9 until it is replaced by any alternative agreed by KCC / SDC.	Low – Whilst provision of sufficient school places to support development is recognised as an important issue, because the risk of additional school places not being provided is low, the risk to the Core Strategy is also considered low.	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
2.2) Primary Capital Programme (Primary Schools)	Various	To rebuild and refurbish existing school facilities to ensure that they are fit for the future	2010 onwards	Unknown	Kent County Council	Central Government, KCC and Developer contributions (where appropriate)	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Allocations and Development Management DPD. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a
2.3) Next Wave of Building Schools for the Future (Secondary Schools)	Various	To rebuild and refurbish existing school facilities to ensure that they are fit for the future	2016 - 2021	Unknown	Kent County Council	Central Government, PFI, KCC and Developer contributions (where appropriate)	Core Strategy Preferred Options Reps / KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Allocations and Development Management DPD. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Low	Low	n/a



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
3.1) Improvements to Sevenoaks Hospital	Sevenoaks	Initial works are required to provide sufficient capacity for the existing population. To increase the range of services provided. To bring facilities up to a 21st Century standard. <b>Further work may be required to provide sufficient capacity for development proposed.</b>	Unknown	Unknown	West Kent NHS	NHS funding and Developer contributions (to mitigate the need arising as a result of new development).	Core Strategy Preferred Options / Reps / Infrastructure Planning Meeting	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity required as a result of development. However, this scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low - At present SDC consider that it has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of this scheme	n/a
3.2) Relocation and expansion of Sevenoaks Town Medical Centre (currently at London Road, Sevenoaks)	Sevenoaks	Relocation is required to provide sufficient capacity for the existing population. <b>Further expansion required as a result of development proposed.</b>	Unknown	Unknown	West Kent NHS	NHS funding and Developer contributions (to mitigate the need arising as a result of new development).	Core Strategy Preferred Options / Reps / Infrastructure Planning Meeting	Subject to clarification by West Kent NHS of the floorspace required, identify the need to allocate a site for relocation of Sevenoaks Town Medical Centre through Allocations and Development	Medium	Low - At present SDC consider that it has not been demonstrated that delivery of the Core Strategy is	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
								Management DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity. However, this scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.		dependent upon delivery of this scheme	
5) Single Healthcare Facility in Hextable	Hextable	To provide sufficient capacity for the existing population	Need for facility identified but timescale unknown	Unknown	West Kent NHS	NHS funding	Core Strategy Preferred Options Reps / Infrastructure Planning Meeting	Subject to clarification by West Kent NHS of the floorspace required, identify the need to allocate sites for Single Hextable Medical Facility through the Allocations and Development Management DPD. This scheme is not considered to be critical to delivery of the scale and	Medium	Low – Substantial development in Hextable is not envisaged through the LDF.	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
3.4) Expansion and Improvement of Edenbridge Medical Centre (Station Road)	Edenbridge	Required to provide sufficient capacity for the forecast population increase	Currently Unknown	Unknown	West Kent NHS	Developer contributions	Core Strategy Preferred Options Reps	distribution of development in the Core Strategy.  Planning obligations in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low – At present SDC consider that it has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of this scheme	n/a	
<b>4) Regeneration</b>												
4.1) Community fund to support local regeneration projects in Swanley	Swanley	Required to ensure that new development in Swanley contributes towards regeneration priorities in the town. Priorities will	2010 – 2026	Approx. £200 per dwelling	Sevenoaks District Council	Developer Contributions	Sevenoaks District Council	Planning obligations in the Core Strategy and Developer Contributions SPD to reflect the need for contributions towards Swanley regeneration	Low	Low	n/a	

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
		continue to be identified through the Swanley People First Partnership										
<b>5) Social Infrastructure - Adult and Youth Services (includes KCC Adult Social Services, Adult Education, Youth Services)</b>												
5.1) Relocation and expansion of a) Sevenoaks Adult Education Centre, and b) development of Adult Education Local Centres / Community Hub	a) Sevenoaks, b) Swanley and Edenbridge	To provide sufficient capacity for the existing population and growth in the period to 2013	2008 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate a site through the Allocations and Development Management DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Adult Education Services. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a	

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
5.2) Build and fit out of a) Youth Services District Hub, and b) Youth Services Community Hubs	a) Sevenoaks, b) Edenbridge, Westerham, New Ash Green	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013, Edenbridge scheme under construction	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Site Allocations DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Youth Services. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium (Low for Edenbridge Youth Services Community Hub)	Low	n/a
5.3) Build and fit out of Adult Social Services facilities a) Short term break / training for life flats, b) Supported Living Tenancies,	Various	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
c) Dementia Care Services												
5.4) Build and fit out of Adult Social Services - Community Hubs	Sevenoaks Town, Swanley Town Centre and Edenbridge Community Centre	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	Identify the need to allocate sites through Allocations and Development Management DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Adult Social Services. These schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a	
<b>6) Green Infrastructure and Open Space</b>												
6.1) Improved Open Space Provision	a) Swanley, b) West Kingsdown	To meet needs arising as a result of existing deficiencies and	a) 2009 onwards, b) longer term need	Unknown	a) Swanley Town Council, b) West Kingsdown	Combination of Developer contributions (to mitigate the need arising as a	Open Space, Sport and Recreation Study	Policy SP10 requires that residential developments provide or contribute towards	Low – Development will be expected to make a contribution	Low - Because the risk of contributions towards green	n/a	



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
		development to 2026 proposed in the Core Strategy. Need identified by the Open Space, Sport and Recreation Study			Parish Council; Sevenoaks District Council	result of new development) and other funding.		open space where it is required as a result of development. The Developer Contributions SPD will quantify the need for s106 funding for off site Open Spaces. The Allocations and Development Management DPD will identify the need to allocate sites.	towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	
Increased provision of Children's Play Areas	Areas of deficiency listed in the Open Spaces Study	To ensure residential development has adequate access to children's play areas.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study	Policy SP 10 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Developer Contributions SPD will quantify the need for s106 funding for off site Children's Play Areas. The Allocations and Development Management DPD	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	Low - Because the risk of contributions towards green infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
6.3) Increased provision of Allotments	Areas of deficiency listed in the Open Spaces Study	To ensure that communities have opportunities to access allotments.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study	will identify where provision should be made in individual developments.	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	Low - Because the risk of contributions towards green infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
6.4) Improvements to Green Infrastructure Network and its accessibility (in addition to schemes listed above).	Sevenoaks District	To improve access to green space and ensure that new development contributes towards habitat improvements. Green corridors can also promote walking and cycling.	2009 onwards	Unknown	SDC, Natural England, Environment Agency, Kent Wildlife Trust, Developers	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study; Green Infrastructure Topic Paper	Policy SP 10 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Allocations and Development Management DPD will identify where sites will be expected to contain green corridors and identify any existing green corridors to be safeguarded and enhanced.	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10. Sites will be allocated in the Site Allocations DPD.	Low - Because the risk of contributions towards green infrastructure not coming forward is considered low, the risk to the Core Strategy is also considered low.	n/a	
<b>7) Public Services - Library and Archives</b>												
7.1) Expansion of Libraries	Sevenoaks, Swanley and Edenbridge	To provide sufficient capacity for the existing population and growth in the next 5 years	2010 - 2013	Unknown	KCC	Combination of Developer funding and other funding	KCC Community Infrastructure Provision Paper; Dennis Stevenson letter	Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Library and Archive Service. These	Medium	Low	n/a	

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
7.2) Library and History Centre (County Centre of Excellence)	Maidstone	To provide sufficient capacity for the existing Kent population and growth in the next 5 years	2010 - 2013	Unknown	KCC	Combination of Developer funding and other funding	KCC Community Infrastructure Provision Paper	schemes are not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.  Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Library and Archive Service. This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.	Medium	Low	n/a
<b>8) Public Services - Emergency Services</b>											
8.1) Minor improvements to local and centralised policing	Various locations within Sevenoaks District and Kent	To provide sufficient capacity for expanded policing functions	2009 - 2026	Unknown	Kent Police	Developer funding	Infrastructure Planning Meeting	Planning obligations policies in Core Strategy and Developer Contributions	Medium	Low - Delivery of the Core Strategy is not	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
functions may be required		required as a result of forecast population increase						SPD to set out the approach to calculating s106 This scheme is not considered to be critical to delivery of the scale and distribution of development in the Core Strategy.		considered to be dependent on delivery of new police infrastructure.	
<b>Utility Services – Clean Water Supply</b>											
9P) Improvement and Enhancement to existing water source serving Sevenoaks District and the wider area.	a) Tonbridge, b) Pembury, c) Saints Hill	To provide sufficient water resources for the existing and forecast numbers of customers in South East Water's Resource Zone 1, of which Sevenoaks District is a part	a) 2015 - 2020, b) 2015 - 2020, c) 2010 - 2015	Unknown	South East Water	South East Water (requires OFWAT approval).	South East Water Draft Water Resources Management Plan: Statement of Response (January 2009). These schemes are also identified in the WRSE Modelling undertaken by the Environment Agency.	Required to support development proposed by adopted South East Plan. A public inquiry, expected in 2010, has been called into the South East Water Draft Water Resources Management Plan. However, this is not considered to be a significant threat to delivery of the Core Strategy as	Low	Low	The phasing of development may have to take into account the water supply situation if these developments do not come forward. Alternatively, more stringent water efficiency targets may

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
9.2) Development of new groundwater source	a) Browns Wood, nr Tonbridge (b) Lower Greensand sources	To provide sufficient water resources for the existing and forecast numbers of customers in South East Water's Resource Zone 1, of which Sevenoaks District is a part	a) 2020 - 2030 b) 2015 - 2020	Unknown	South East Water (requires OFWAT approval).	South East Water Resources Management Plan: Statement of Response (January 2009). These schemes are also identified in the WRSE Modelling undertaken by the Environment Agency	Required to support development proposed by adopted South East Plan. A public inquiry, expected in 2010, has been called into the South East Water Draft Water Resources Management Plan. However, this is not considered to be a significant threat to delivery of the Core Strategy as one of the key reasons for the calling of a public inquiry into the WRMP is that it identifies 'significantly more resource development than may be needed'.	Low	Low	The phasing of development may have to take into account the water supply situation if this development does not come forward. Alternatively, more stringent water efficiency targets may have to be met at new developments.	



Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
9.3) Expansion of Treatment Works at Bough Beach Reservoir	Bough Beach	To provide sufficient water resources for the existing and forecast numbers of customers in Sutton and East Surrey's supply area	Improvements planned for 2010 and 2012	Unknown	Sutton and East Surrey Water	Sutton and East Surrey Water (requires OFWAT approval)	Sutton and East Surrey Final Draft Water Resources Management Plan (approved by DEFRA)	Required to support development required by adopted South East Plan.	Low	Low	The phasing of development may have to take into account the water supply situation if this development does not come forward. Alternatively, more stringent water

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency			
									Risk of not proceeding	Risk to Strategy	Contingency	
9.4) Development of Upper Thames Reservoir	Outside Sevenoaks District - Abingdon	Potentially required to provide sufficient water resources for existing and forecast numbers of customers in Thames Water and other water company supply areas.	Post 2026	Unknown	Thames Water	Water Companies (requires OFWAT approval)	Thames Water's and Sutton and East Surrey Water's Draft Water Resources Management Plan (Thames and South East Water WRMP to be subject to Public Inquiry)	None at present. This would be an issue for future reviews of the Core Strategy.	Medium	n/a	n/a	efficiency targets may have to be met at new developments.

Appendix 4: Infrastructure Delivery Plan Schedule

**Critical Infrastructure Projects**

Schemes required as a direct result of development proposed in the LDF Core Strategy and considered critical to delivery of the Core Strategy:

**Table 2. Critical Infrastructure Projects**

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
C 1.1) Providing a new walking and cycling route between Swanley Town Centre and Swanley Station	Swanley	To increase the attractiveness of walking, cycling and train use in Swanley	To be developed as part of Town Centre regeneration	Unknown	Developer and KCC	Local Transport Plan funding (uncommitted) and Developer contributions	Core Strategy (figure 5)	Agree the route of the walking/cycling link between Swanley Station and Swanley Town Centre, as indicated by Figure 5 of the Core Strategy, with KCC and Swanley Town Council and allocate in the Allocations and Development Management DPD. Whilst this scheme is not considered to be critical to the delivery of the Core Strategy as a whole, it is a critical component of the town centre regeneration.	Low – The risk is considered low on the assumption that the town centre redevelopment will come forward. The Council will require the scheme to be developed as part of any town centre redevelopment	Low – The Council will require the scheme to be developed as part of any town centre redevelopment	Alternative measures to promote sustainable transport modes would need to be investigated at development sites in Swanley, in accordance with national and regional policy and Core Strategy policies SP2 and SP9.

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
C 1.2) Additional Primary School Places to be provided through school extensions	a) Sevenoaks Urban Area. b) Swanley	To ensure that sufficient school places are available for the forecast population.	a) 2011/12 onwards. b) 2012/13 onwards	£590.24 per flat and £2,360.96 per house (2008 prices)	Kent County Council	Developer contributions	Core Strategy Preferred Options Reps (March 2009); KCC Guide to Development Contributions (2008)	Planning obligations in Core Strategy and Developer Contributions SPD to reflect the need for additional primary school places. Improvements are required to deliver the Core Strategy	Low - A well established methodology allows KCC to identify appropriate contributions for education. This will continue to be used in accordance with SP9 until it is replaced by any alternative agreed by KCC / SDC.	Low – Because the risk of additional school places not being provided is low, the risk to the Core Strategy is also considered low.	n/a
C 1.3) Improvements to Green Infrastructure Network and its accessibility (including open	District wide	To ensure that sufficient green infrastructure (including open space) is provided / made accessible to support new development.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new	Open Space Sport and Recreation Study; Green Infrastructure Topic Paper	Policy SP10 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Allocations and	Low – Development will be expected to make a contribution towards green infrastructure under policy SP10	Low - Because the risk of contributions towards green infrastructure not coming	n/a

Appendix 4: Infrastructure Delivery Plan Schedule

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF	Risk / Contingency		
									Risk of not proceeding	Risk to Strategy	Contingency
space, children's play areas, allotments)						development) and other funding.		Development Management DPD will identify where sites will be expected to contain green corridors, identify any existing green corridors to be safeguarded and enhanced and identify the need to allocate sites. The Developer Contributions SPD will quantify the need for s106 funding for green infrastructure.	Risk of not proceeding	forward is considered low, the risk to the Core Strategy is also considered low.	

**Environment and Community**

- Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
- Is there an accommodation mix that reflects the needs and aspirations of the local community?
- Is there a tenure mix that reflects the needs of the local community?
- Does the development have easy access to public transport?
- Does the development have any features that reduce its environmental impact?

**Character**

- Is the design specific to the scheme?
- Does the scheme exploit existing buildings, landscape or topography?
- Does the scheme feel like a place with distinctive character?
- Do the buildings and layout make it easy to find your way around?
- Are streets defined by a well-structured building layout?

**Streets, Parking and Pedestrianisation**

- Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
- Is the car parking well integrated and situated so it supports the street scene?
- Are the streets pedestrian, cycle and vehicle friendly?
- Does the scheme integrate with existing streets, paths and surrounding development?
- Are public spaces and pedestrian routes overlooked and do they feel safe?

**Design and Construction**

- Is public space well designed and does it have suitable management arrangements in place?
- Do the buildings exhibit architectural quality?
- Do internal spaces and layout allow for adaptation, conversion or extension?
- Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
- Do buildings or spaces outperform statutory minima, such as building regulations?





This Glossary has status only as a guide to planning terminology used in the Core Strategy documents and should not be used as a source for statutory definitions. All definitions have been produced by Sevenoaks District Council unless referenced otherwise.

### **Affordable housing**

'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.

### **Air Quality Management Area (AQMA)**

The Environment Act 1995 requires local councils to regularly assess the air quality in their area to see if any of the key pollutants in the National Air Quality Strategy are likely to exceed the targets currently set. In locations where this is likely to happen and where the public are exposed to the pollution, the Council is required to designate an 'Air Quality Management Area'.

### **Annual Monitoring Report (AMR)**

A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

### **Area of Outstanding Natural Beauty (AONB)**

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Countryside Agency.

### **BREEAM**

Building Research Establishment Environmental Assessment Method

BREEAM is the world's most widely used environmental assessment method for buildings. BREEAM assesses buildings against a set criteria and provides an overall score which will fall within a band providing either a; PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING rating.

### **Brownfield**

Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

### **Code for Sustainable Homes**

The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level.

### **Conservation Areas**

Areas of special architectural or historical interest, where development is more tightly restricted than elsewhere in order to preserve and enhance their special character and qualities. These areas are designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which gives them statutory recognition and protection.

### **Core Strategy**

The Local Development Framework core strategy is the spatial vision for what a local authority wants to achieve. It contains a set of strategic policies that are required to deliver the vision including the broad approach to development.

**Development Plan Documents (DPD)**

The documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. Should include the following elements

- Core strategy
- Site specific allocations of land
- Area action plans (where needed); and
- Proposals map (with inset maps, where necessary).

**Green Belt**

Areas of land where there is a strong presumption against development except that which falls into certain limited categories. The purposes of Green Belts are to check the unrestricted sprawl of urban areas, stop the joining of neighbouring towns, safeguard the surrounding countryside, preserve the special character of the area, assist in urban regeneration and to serve as a recreational resource.

**Greenfield**

Land (or a defined site) usually farmland, that has not previously been developed.

**Green Infrastructure**

The following areas can form part of the networks of Green Infrastructure

Parks and gardens - including urban parks, country parks and formal gardens.

Natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits).

Green corridors - including river and canal banks, cycleways, and rights of way

Outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned) including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.

Amenity greenspace (most commonly, but not exclusively, in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens.

Provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters).

Allotments, community gardens, and city (urban) farms.

Cemeteries and churchyards.

Accessible countryside in urban fringe areas.

River and canal corridors.

Green roofs and walls.

**Gypsies and Travellers**

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such. (source: Government Circular 01/06)

**Historic Parks and Gardens**

A park or garden of special historic interest. Graded I (highest quality), II\* or II. Designated by English Heritage.

**Housing Trajectory**

Local Planning Authorities are required to prepare a housing trajectory. This provides a position statement comparing past performance on housing supply with anticipated future rates of housing development. The trajectory is updated each year as part of the Annual Monitoring Report.

**Infrastructure**

- Transport**            Airports, port, road network, cycling and walking infrastructure, rail net work
- Housing**             Affordable housing
- Education**           Further and higher education, secondary and primary education and nursery schools
- Health**                Acute care and general hospitals, mental hospitals, health centres/primary care trusts and ambulance services
- Social Infrastructure**   Supported accommodation, social and community facilities, sports centres, open spaces, parks and play space
- Green Infrastructure**   See under **Green Infrastructure**
- Public Services**    Waste management and disposal, libraries, cemeteries, emergency services, ( police, fire ,ambulance) places of worship, prisons, and drug treatment centres
- Utility Services**    Gas supply, electricity supply, heat supply, water supply, waste water treatment and telecommunications infrastructure.

**Flood Defences**

**Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Designated by English Heritage.

**Local Development Document (LDD)**

Local Development Documents will comprise of Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement.

**Local Development Framework (LDF)**

The LDF contains a portfolio of Local Development Documents which provides the local planning authority’s policies for meeting the community’s economic, environmental and social aims for the future of their area where this affects the development of land.

#### **Local Development Scheme (LDS)**

The LDS sets out the programme for preparing the Local Development Documents

#### **Local Wildlife Site**

Local wildlife sites, previously known as Sites of Nature Conservation Interest (SNCIs), are sites which are important to nature conservation interests in a local context.

#### **Major Developed Site (MDS)**

Green Belts contain some major developed sites such as factories, collieries, power stations, water and sewage treatment works, military establishments, civil airfields, hospitals, and research and education establishments. These substantial sites may be in continuing use or be redundant. They often pre-date the town and country planning system and the Green Belt designation.

These sites remain subject to development control policies for Green Belts.

#### **Planning Policy Guidance Note (PPG)/Planning Policy Statement (PPS)**

Planning Policy Guidance Notes (PPGs), and their replacements Planning Policy Statements (PPSs), are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Local authorities must take their contents into account in preparing their development plan documents.

#### **Renewable Energy**

Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low carbon technologies are those that can help reduce carbon emissions. Renewable and low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP/CCHP (and micro-CHP); energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation; wind generation.

#### **Settlement Hierarchy**

The arrangement of settlements within a given area in order of importance.

#### **Site of Special Scientific Interest**

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (e.g. plants, animals, and natural features relating to the Earth's structure).

#### **Small Site Allowance**

This is an allowance for housing completions from sites under 0.2 hectares that are not on previously developed land and that have not been allocated or identified for housing. The allowance is calculated based on historic trends within the Sevenoaks District and, in accordance with Government guidance, is not included for the first 10 years of the plan period when specific sites should be identified.

#### **South East Plan**

The South East Plan is the regional framework for managing future development in the South East and was adopted in May 2009. It replaces the previous government planning guidance for the South East. This framework was prepared by the South East England Regional Assembly (now South East England Partnership Board) and sets the standards and principles for the physical development of the region for 20 years (2006 – 2026) and will be used to guide the production of Local Development Frameworks and strategies by district and unitary councils.

**Statement of Community Involvement (SCI)**

The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. It is an essential part of the Local Development Framework.

**Strategic Flood Risk Assessment (SFRA)**

This report provides an overview of the methodology, assumptions, uncertainties, tasks undertaken and the links to the wider sustainability appraisal process. It provides policy recommendations and guidance for the application of the Sequential Test, the preparation of flood risk assessments and the use of sustainable drainage systems, within the Council's administrative boundary.

**Strategic Housing Land Availability Assessment (SHLAA)**

A Strategic Housing Land Availability Assessment should:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Assess land availability by identifying buildings or areas of land (including previously developed land and Greenfield) that have development potential for housing, including within mixed use developments.
- Assess the potential level of housing that can be provided on identified land.
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.
- Identify constraints that might make a particular site unavailable and/or unviable for development.
- Identify sustainability issues and physical constraints that might make a site unsuitable for development.
- Identify what action could be taken to overcome constraints on particular sites.

**Strategic Housing Market Assessment (SHMA)**

A Strategic Housing Market Assessment should:

- Estimate housing need and demand in terms of affordable and market housing.
- Determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas.
- Consider future demographic trends and identify the accommodation requirements of specific groups such as, homeless households, Black and Minority Ethnic groups, first time buyers, disabled people, older people, Gypsies and Travellers and occupational groups such as key workers, students and operational defence personnel.

**Supplementary Planning Document (SPD)**

SPDs provide further guidance regarding how Local Development Framework policies should be implemented.

**Sustainability Appraisal (SA)**

Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the Local Development Framework.



#### **Sustainable Urban Drainage System (SUDS)**

An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

#### **Travelling Showpeople**

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependent's more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined in ODPM Circular 1/2006 (CLG Circular 04/07)

#### **Windfall Site**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

#### **References:**

Communities and local government documents:

- Planning Policy Statement 3 (PPS3): Housing, November 2006,pg 25,28
- Code for Sustainable Homes
- Planning Policy Guidance 2: Green Belts (Annex C, C1 and C2, Pg 18)
- Planning and Climate Change Supplement to Planning Policy Statement 1, pg 6

Planning Portal (<http://www.planningportal.gov.uk>)

BREEAM (<http://www.breeam.org>)

Information available at <http://www.kent.gov.uk>

All abbreviations, listed alphabetically, which have been used in the text of the Core Strategy.

AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
BREEAM	Building Research Establishment Environmental Assessment Method
CABE	Commission for Architecture and the Built Environment
CERT	Carbon Emission Reduction Target
CIL	Community Infrastructure Levy
CO <sub>2</sub>	Carbon Dioxide
DPD	Development Plan Document
KCC	Kent County Council
LDF	Local Development Framework
OFWAT	Water Services Regulation Authority
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSL	Registered Social Landlord
RUS	Route Utilisation Strategy
S106	Section 106 (of the Town and Country Planning Act 1990 as amended)
SAC	Special Area of Conservation
SDC	Sevenoaks District Council
SHLAA	Strategic Housing Land Availability Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SRN	Strategic Road Network
SSSI	Sites of Special Scientific Interest
SUDS	Sustainable Drainage Systems



## Photographs

### Front Cover

- Top left - Bligh's Meadow, Sevenoaks
- Top right - Sevenoaks Wildlife Reserve
- Middle - View over the Weald from River Hill
- Bottom left - Horton Kirby Paper Mills
- Bottom right - Leicester Square, Penshurst

### 1. Role of the Core Strategy

- Top left - Horton Kirby Paper Mills
- Top right - Park Place, Bessels Green
- Middle - River Darent
- Bottom left - Westerham
- Bottom right - The Ford, Eynsford

### 2. What is the District Like?

- Top left - Swanley Town Centre
- Top right - View towards Bough Beech Reservoir
- Middle - View towards South Darent
- Bottom left - Bligh's Meadow, Sevenoaks
- Bottom right - Chiddingstone

### 3. The Spatial Vision

- Top left - Chiddingstone Affordable Housing Scheme
- Top right - Otford
- Middle - High Street, Shoreham
- Bottom left - The River Darent
- Bottom right - High Street, Sevenoaks

### 4. Location Policies

- Top left - Swanley Town Centre
- Top right - Edenbridge High Street
- Middle - Darent Valley
- Bottom left - Bligh's Meadow, Sevenoaks
- Bottom right - High Street, Otford

### 5. Strategic Policies

- Top left - Penshurst Cycleway
- Top right - Affordable Housing Scheme, Leigh
- Middle - The Green, Westerham
- Bottom left - Swanley Library
- Bottom right - Warsop Trading Estate, Edenbridge

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**Sevenoaks District Council  
Local Development Scheme**



**January 2012**





## Local Development Scheme January 2012

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## 1 INTRODUCTION

### Background

- 1.1 This Local Development Scheme (LDS) has been prepared in accordance with Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended) and is the project plan for the production of the Local Development Framework for Sevenoaks District Council.
- 1.2 The Local Development Framework (LDF) replaces the current Development Plan including the Sevenoaks District Local Plan 2000.
- 1.3 The Council is completing the Local Development Framework in phases. This Local Development Scheme sets out the Council's programme for the preparation of Development Plan Documents (DPDs) for the period up to 2014. Following amendments to the legislation introduced in 2008 to increase flexibility, the LDS no longer needs to include the programme for preparing Supplementary Planning Documents (SPD). However, information on the Council's current proposals for preparing SPDs is included for information. Readers should check with the Council's website for any updates to the SPD programme.
- 1.4 Progress in producing LDF documents will be assessed on an annual basis and reported in the Council's Annual Monitoring Report (AMR) published in December. The AMR will consider whether any changes are needed to the LDS in the light of changing circumstances or whether additional actions are needed to maintain the current timetable.
- 1.5 Following Government approval copies of the document will be made available for inspection at the Council Offices. Alternatively it may be viewed online on the Council's website at [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

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**About The District**

1.6 Sevenoaks District Council has an area of 142 square miles and is located in West Kent bordering Greater London, Surrey and Sussex. The District covers three main towns, namely Sevenoaks, Swanley and Edenbridge, together with many other small towns and villages and extensive areas of countryside.

**Strategic Planning Context**

1.7 The District is subject to a number of statutory national planning designations. 93% of the District lies within the Metropolitan Green Belt and over 60% is within either the High Weald or Kent Downs Areas of Outstanding Natural Beauty. There are 24 Scheduled Ancient Monuments, approximately 2,116 Listed Buildings and 40 Conservation Areas within the District. In addition Sevenoaks has 17 designated Historic Parks and Gardens, the highest number in Kent. The District is currently covered by the South East Plan, though the Localism Bill proposes the abolition of regional plans.

**Current Statutory Development Plan**

1.8 Following the adoption of the Core Strategy for the District in February 2011 the current Development Plan for the District comprises:

- *The South East Plan 2009*
- *The Sevenoaks District Core Strategy 2011*
- *the remaining saved policies from the adopted Sevenoaks District Local Plan 2000*
- *the saved policies from the Kent Minerals Subject Plan: Brickheath Written Statement adopted 1986*
- *the saved policies from the Kent Minerals Local Plan: Construction Aggregates adopted 1993*
- *the saved policies from the Kent Minerals Local Plan: Chalk and Clay adopted 1997*
- *the saved policies from the Kent Minerals Local Plan: Oil and Gas adopted 1997*
- *the saved policies from the Kent Waste Local Plan adopted 1998*

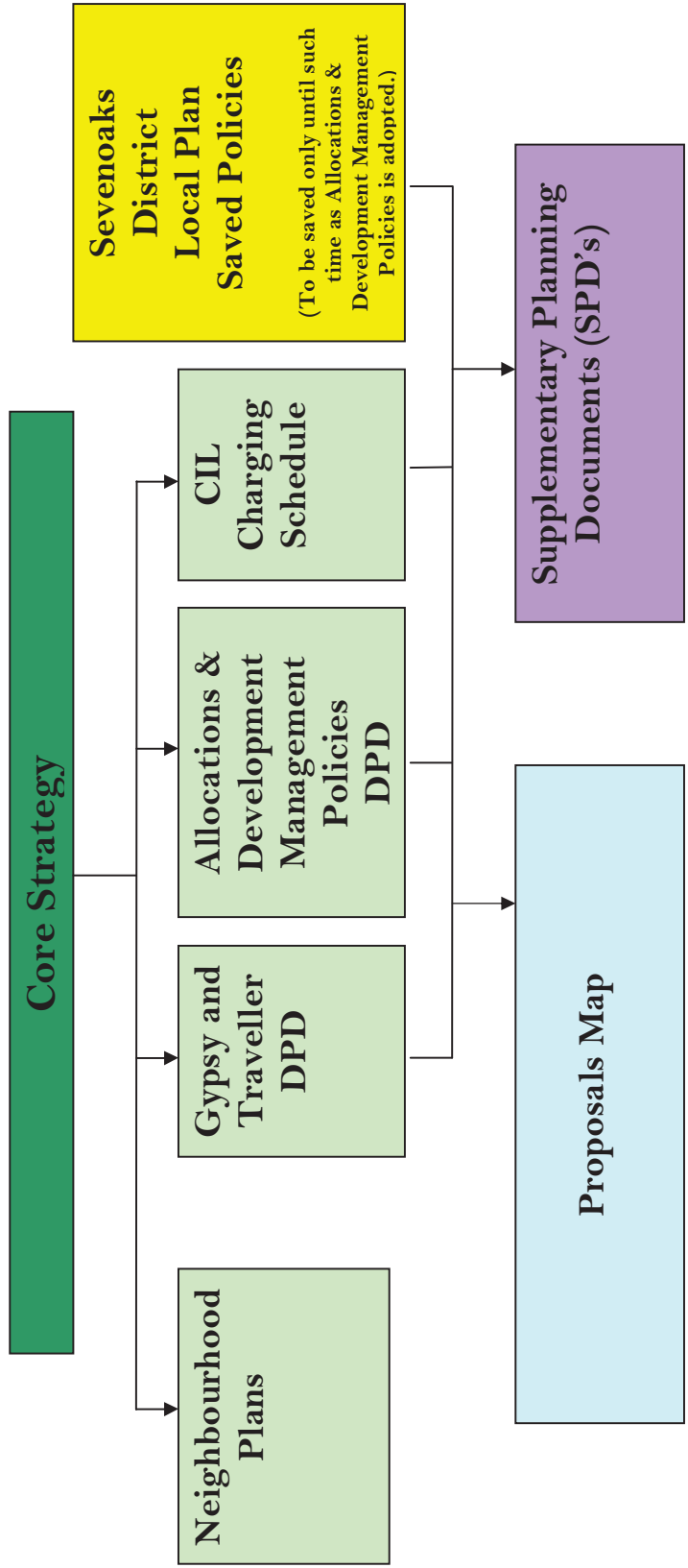
**Local Development Framework**

1.9 The Council formally adopted a Statement of Community Involvement (SCI) in 2006. Future consultations to be carried out on all Development Plan Documents will be subject to the requirements set out in the SCI.

1.10 The figure over the page outlines the relationship between planning policy documents which will be or have already been produced.

1.11 The Council adopted the Core Strategy DPD in April 2011. The Council has four adopted SPDs. Kent Design was adopted as SPD in 2007, whilst the Residential Extensions SPD was adopted in May 2009. The Affordable Housing SPD and Countryside Assessment SPD were adopted in October 2011. These documents, together with the SCI and LDS, form the LDF for the District. The timetable for the production of additional LDF documents can be found in Chapter 3 Overall Programme and detailed descriptions of the documents can be found in Chapter 4 LDD Profiles.

### THE SEVENOAKS LOCAL DEVELOPMENT FRAMEWORK KEY DIAGRAM



## 2 TRANSITIONAL ARRANGEMENTS

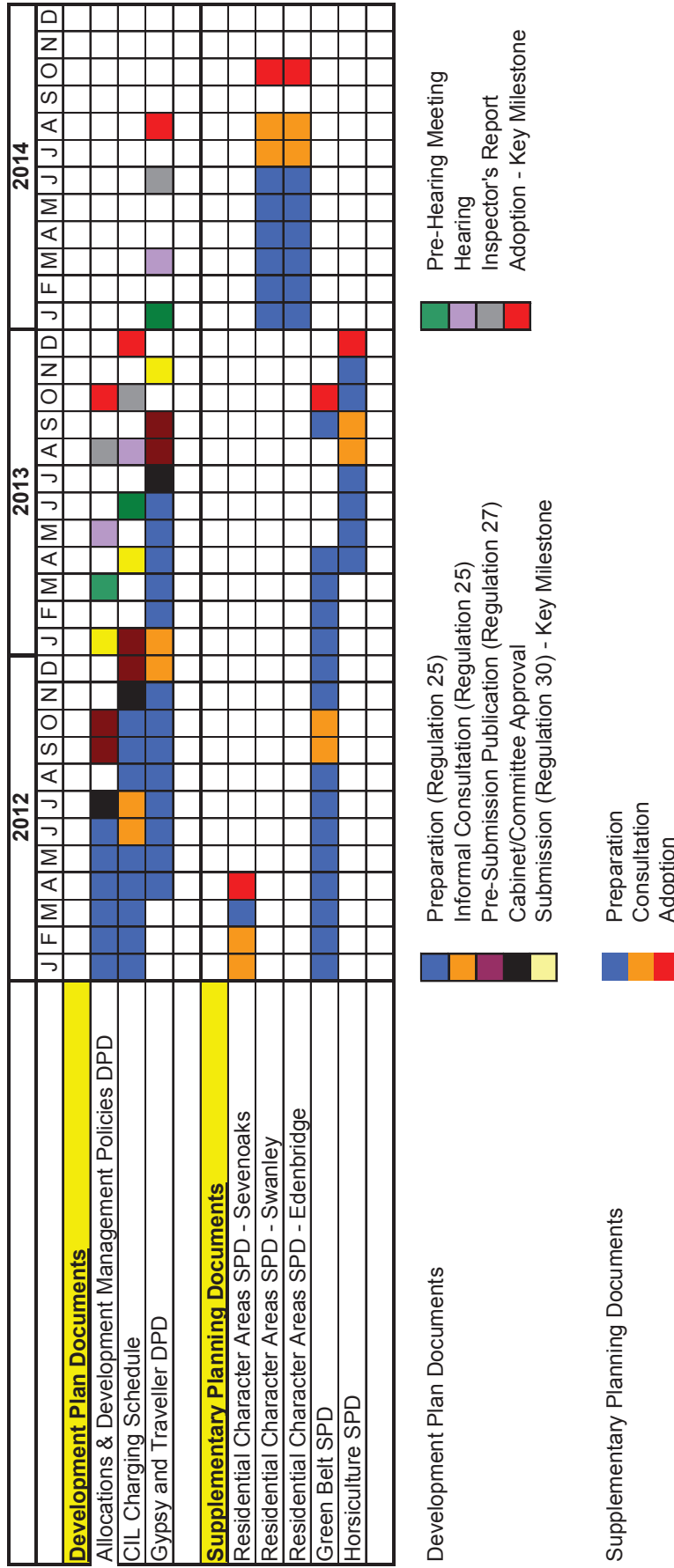
### Saved Plans

- 2.1 The Kent and Medway Structure Plan 2006 expired on 6 July 2009. However a series of policies from the adopted Sevenoaks District Local Plan 2000 have been saved from 27 September 2007. The Core Strategy replaced some of these policies and those still remaining in force are listed in Appendix 1. They will be replaced by the Allocations and Development Management DPD.



### 3 TIMETABLE FOR PRODUCTION OF DPDS

3.1 The following is an indicative timetable for the production of the Local Development Framework. Whilst the Council is no longer required to include SPD's within the timetable, they are included for information purposes. Priority will be given to the preparation of DPDS. The District will support the preparation of Neighbourhood Plans but they are not included as their preparation is led by local parish and town councils. Planning Briefs for other key development sites identified in the Core Strategy may also be required. If needed these will be added to the schedule for completion during the LDS period.



## 4 LDD PROFILES

- 4.1 The following table profiles the Development Plan Documents to be prepared by the Council up to the end of 2014.
- 4.2 This edition of the LDS includes an amendment to bring the LDS up to date. The Core Strategy DPD, Countryside Assessment SPD and Affordable Housing SPD were all adopted in 2012 and have therefore been removed from the LDS. The Developer Contributions SPD will now be incorporated in the CIL Charging Schedule and has therefore also been removed. A Gypsy and Traveller DPD has been added to the scheme. Evidence gathering for this DPD commenced in 2012 and the timetable for its production mirrors that for the CIL Charging Schedule.

Local Development Document	Area	Chain of Conformity	Led By	Other Contributors	Resources Required	Reasoned Justification
<p><b>Core Strategy DPD (adopted Feb 2011)</b></p> <p>The Core Strategy sets out the vision for the District. It contains spatial policies that deal with the distribution of development in the District and general policies that help to deliver the vision.</p>	Whole District	National Policy ▼ Core Strategy	SDC Policy Team	<p>Head of Community Development</p> <p>Head of Housing</p> <p>Head of Development Services</p> <p>Parish/Town Councils</p>	<p>Officer and Member time</p> <p>LDF Advisory Group time</p> <p>Sevenoaks Community Partnership time</p> <p>Financial resources for evidence base, consultation, publication,</p>	<p>The Core Strategy is the first stage in preparing the spatial expression of the Community, and other, Strategies. It is a statutory requirement. It provides a strategic framework for the preparation of other LDDs.</p>

<p><b>The Allocations and Development Management DPD</b></p> <p>The DPD will identify new land use site allocations including housing and other land use designations such as the Green Belt and AONB boundaries. It will also include detailed policies for the management of development that will be used in the determination of planning applications and to ensure that development will achieve the vision of the Core Strategy.</p>	<p>Whole District</p>	<p>National Policy                  ▼                  Core Strategy                  ▼                  Allocations and Development Management</p>	<p>SDC Policy Team</p>	<p>Head of Community Development                  Head of Housing                  Head of Development Services                  Head of Financial Services                  Parish/Town Councils</p>	<p>postage and publicity                  Officer and Member time                  LDF Advisory Group time                  Sevenoaks Community Partnership time                  Financial resources for consultation, publication, postage and publicity</p>	<p>This deals with the allocation and designation of areas of land. In terms of new allocations it will identify housing sites to meet the Core Strategy provision. It will also show national designations such as Green Belt AONBs and local designations which aim to protect existing uses under development pressure such as green spaces, shopping frontages and business areas. It will also include detailed development management policies where needed that will replace the remaining Saved Local Plan policies and provide an up to date local policy framework for the detailed consideration of development proposals.</p>
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<p><b>The Community Infrastructure Levy (CIL) Charging Schedule</b></p> <p>The charging schedule will set out the charges applicable to new developments to fund necessary infrastructure improvements for the District</p>	<p>Whole District</p>	<p>National Policy ▼ Core Strategy ▼ CIL Charging Schedule</p>	<p>SDC Policy Team</p>	<p>Head of Community Development  Head of Housing  Head of Development Services  Parish/Town Councils</p>	<p>Officer and Member time  LDF Advisory Group time  Sevenoaks Community Partnership time  Financial resources for consultation, publication, postage and publicity</p>	<p>The preparation of a charging schedule is a requirement for authorities introducing CIL. Funding from CIL is necessary to support necessary infrastructure improvements required to support new development in the District. The charging schedule will be supported by evidence of infrastructure needs and costs drawing on the Core Strategy Infrastructure Delivery Plan. As it is proposed to restrict the use of S106 agreements from 2014 the charging schedule needs to be in place by that date.</p>
<p><b>The Gypsies and Travellers DPD</b></p>	<p>Whole District</p>	<p>National Policy ▼ Core Strategy ▼ Gypsies and Travellers DPD</p>	<p>SDC Policy Team</p>	<p>Head of Community Development  Head of Housing  Head of Development Services  Parish/Town Councils</p>	<p>Officer and Member time  LDF Advisory Group time  Sevenoaks Community Partnership time  Financial resources for consultation, publication, postage and publicity</p>	<p>The Gypsies and Travellers DPD will make provision for sites for gypsies and travellers in response to local needs and historic demand taking account of national policy and relevant Core Strategy Policy, including Policy SP6. The DPD will be supported by a local needs assessment to be completed in 2012.1</p>



## 5 SUPPORTING STATEMENT

### Background Studies

5.1 The Council has commissioned a number of background studies that will be used as an evidence base for the preparation of the LDF. These are set out in the table below:

Study	Comments
Appropriate Assessment report	Completed June 2009
Affordable Housing Viability Study	Completed November 2009
Strategic Housing Land Availability Assessment (SHLAA)	Completed July 2008 Updated September 2009
Hotel Study	Completed August 2007
Employment Land Review	Completed January 2008
Retail Study	Completed May 2005. Updated October 2007 Updated June 2009
Open Space Study	Completed January 2009
Settlement Hierarchy	Completed October 2009
Strategic Flood Risk Assessment	Completed May 2008
Transport Study	Completed January 2007
Sevenoaks District Strategy for Transport	Completed July 2010
West Kent Strategic Housing Market Assessment	Completed December 2008
Gypsies and Travellers Local Needs Assessment	Due for completion in February 2012

### Sustainability Appraisal

5.2 Sustainability Appraisal (SA) of all DPDs will be required to assess how they will impact on the social, economic and environmental fabric of the District. SA involves five stages and the preparation of three key reports as follows:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the Scope (Scoping Report)
- Stage B: Developing and refining options (Initial SA Report)
- Stage C: Appraising the effects of the plan (Final SA Report)

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- Stage D: Consulting on the plan and SA Report
- Stage E: Monitoring implementation of the plan

5.3 Sustainability Appraisal was carried out at all stages in the preparation of the Core Strategy and of stages completed so far in the Allocations and Development Management DPD.

### Reporting Structures

5.4 The Council has set up an LDF Advisory Group that comprises elected Members reflecting the political balance of the Council, representatives from both Town and Parish Councils and representatives from the Sevenoaks District Community Partnership. The Portfolio Holder chairs the Group and Officers attend meetings as required. The group's role is to advise and act as a sounding board during the preparation of the LDF. The group will also consider Officer reports before they are presented to the Cabinet.

5.5 Cabinet is responsible for making executive decisions affecting preparation of the LDF, scrutinised by the Environment Select Committee. Draft LDDs will go to Full Council for approval prior to Formal Submission.

### Resources

5.6 The Planning Policy Team is located within the Development Services Directorate at the Council. Members of the team have other duties in addition to the preparation of the Local Development Framework.

5.7 Following is a list of the Officers within the team when it is fully staffed, along with an estimate of the amount of time that each officer will give to the preparation of the Local Development Framework:

- Team Manager 75%
- Principal Planning Officer 75%
- Senior Planning Officer 60%
- Senior Planning Officer (part time 4 days per week) 60%

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- Senior Planning Officer 60%
  - Planning Policy Officer 60%
  - LDF Monitoring Officer (part time 3 days per week) 80%
  - Planning Policy Technical Clerk 10%

- 5.8 For the preparation of specific Local Development Documents, the Council will call on the expertise of other appropriate members of staff. These include members of the Development Control Team, Housing Policy team, and Community Development Team.
- 5.9 The Council will draw on expertise from Kent County Council and also has access to a range of expertise and skills within the Kent Downs and High Weald AONB Units.
- 5.10 A Service Plan with Performance Management targets based on LDS milestones and internal reporting is prepared annually and will be reviewed in line with the Annual Monitoring Report and any revisions to this LDS. This will be used to inform individual work plans for team members.

#### Financial Resources

- 5.11 A 5 year budget plan has been prepared in consultation with the Head of Financial Services which will form part of the Council's overall budget setting.
- Protocol for Amending the LDS and LDF**
- 5.12 The Annual Monitoring Report may highlight the need to review the Local Development Scheme and the Local Development Framework.
- 5.13 The Council has prepared a protocol which sets out the Council's procedures for amending the LDS and the LDF to cover:
- *the introduction/withdrawal of LDD;*

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- *the introduction/withdrawal of an Area Action Plan; and*
  - *amendment to any of the documents within the LDF including the proposals map.*

## 6 GENERAL RISK ASSESSMENT FORMS

Date: January 2012  
 Service: Local Development Framework  
 Assessed By: Alan Dyer  
 Location: Planning Policy  
 Review Date: January 2013

No	Hazard	Severity 1-5 1=low 5=high	Likelihood 1-5 1=low 5=high	Level of Risk	Control Action / Contingency Action	Result	Triggers for Action
1	External factors such as publication of the National Planning Policy Framework being delayed and guidance not being issued in a timely manner leading to uncertainty in the strategic planning background and potential delay if guidance is unclear	3	3	9	This is beyond the Council's direct control  Maintain close liaison with PINS, and the Department of Communities and Local Government (DCLG).  Agree revised LDS timetable with GOSE and PINS if necessary.	N	Lack of response
2	Government planning reforms may lead to changes in future requirements for LDFs	2	4	8	The Core Strategy already identifies a significant role for Parish Plans and Village Design Statements and for other initiatives developed at a local level, including Neighbourhood Plans. It is therefore well-placed to take on board the Localism agenda which reduces the severity score.  Monitor emerging proposals and be prepared to carry out a further early review of the LDS if necessary.  Give priority to DPDs if there are additional	A	Progress in implementing the Localism Act and related guidance

3	Staff turnover, sickness or retirement	4	3	12	demands on available resources Incentives maintained to retain staff including market payments and career grade structures. <b>Give priority to DPDs over SPDs should there be an extended loss of staff resources.</b>	A	Appraisal System and 1-1 sessions.
4	Production and Council approval of the various components of the LDF are late (for whatever reason) with subsequent knock-on effect on the overall timetable	3	2	6	Reporting procedures in place to review progress against timetables and intervene at an early stage to keep LDF work on track.	A	Failure to meet targets and milestones in the LDS
5	Extended Citrix failure. Failure of main computer server - inability to access software programs	5	1	5	Return to conventional network system <b>Set up limited paper files for essential records</b>	T	Known problem - if it fails, everything stops
6	The budget for LDF work is inadequate financial resources to complete the LDF according to timetable.	4	3	12	A long term rolling budget programme has been set and agreed by Members.  The LDS has been reviewed to re-programme activity and achieve a substantial saving by reducing the number of separate DPDs <b>Undertake joint working with partners to cut costs</b> <b>Maximise use of the website to reduce printing costs</b>	T	Budget over spend
7	The Inspector for the Examination considers the DPD as unsound resulting in considerable extra work for planning officers and failure to meet planned timescales	5	1	5	The Council will seek to minimise this risk by ensuring that the DPDs are sound founded on a robust evidence base and high standard to stakeholder and community engagement  Use of Counsel to advise on procedural and soundness issues	T	Inspector's Report

8	There is a legal challenge to the adoption of the DPD	4	1	4	Establish and maintain close liaison with key stakeholders and maintain close liaison with PINS, and the CLG Monitor outcome of comparable DPDs and identify relevant lessons <b>Maintain staff training.</b> The Council will seek to minimise this risk by ensuring that the DPDs are sound founded on a robust evidence base and high standard of stakeholder and community engagement	T	Notice of challenge
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**Key;**

- N = Not adequately controlled (11-25)**
- A = Adequately controlled (6-10)**
- T = Trivial risk (1-5)**



## 7 GLOSSARY OF TERMS

Abbreviation	Document Name	Document Description
AMR	Annual Monitoring Report	Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which policies in the LDF are delivering the Council's spatial vision.
CIL	Community Infrastructure Levy	A levy on new development to fund infrastructure improvements. The levy is supported by a charging schedule which sets out the levy for different types of development supported by evidence of future needs and costs of provision.
DCLG	Department for Communities and Local Government	DCLG sets policy on local government, housing, urban regeneration, planning and fire and rescue. In England, it has responsibility for all race equality and community cohesion related issues, building regulations, fire safety and some housing issues.
DPD	Development Plan Document	The Documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. The Core Strategy is the key plan within the LDF and should be prepared by every local planning authority. Other DPDs may be prepared where necessary to provide additional detail which would not be suitable for a Core Strategy and which needs to have development plan status.
LDF	Local Development Framework	The LDF is the collection of local development documents produced by the local planning authority which collectively deliver the spatial planning strategy for the District.
LDD	Local Development Document	LDDs comprise DPDs, and SPDs.
LDS	Local Development Scheme	The LDS sets out the programme for preparing Development Plan Documents.
PINS	Planning Inspectorate	Independent body which undertakes examination of the LDF.
PPS	Planning Policy Statement	Government statements of national planning policy.
SA	Sustainability Appraisal	Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the LDF.
SCI	Statement of Community Involvement	Document explaining to stakeholders and the community, how and when they will be involved in the preparation of the LDF, and the steps that will be taken to facilitate this involvement.
SPD	Supplementary Planning Document	Documents which will provide further guidance regarding how development plan policies should be implemented.

**APPENDIX 1: REMAINING SAVED LOCAL PLAN POLICIES FOLLOWING ADOPTION OF THE CORE STRATEGY**

<b>Policy</b>	<b>Title</b>
<b>Chapter 4 Environment</b>	
EN1	Development Control – General Principles
EN4A-C	Access for Persons with Disabilities
EN6	Area of Outstanding Natural Beauty
EN9	Green Spaces
EN17B	Sites of Nature Conservation Importance and Local Nature Reserves
EN23	Conservation Areas – Development
EN25A-B	Archaeological Remains and Assessments
EN26	Historic Parks and Gardens
EN27	Shopfronts
EN31	Outdoor Lighting
EN34	Rural Lanes
<b>Chapter 5 Natural Resources</b>	
NR10	Pollution from Development
<b>Chapter 6 Green Belt</b>	
GB1	Green Belt Boundaries
GB3A-B	Re-use of Buildings in the Green Belt
GB5	Major Developed Sites
<b>Chapter 7 Transport</b>	
T2	A25 Seal Road/Bat and Ball Junction
T8	Development Control Volume of Traffic Access
T9	Development Control Volume of Traffic Access
T10	Development Control Volume of Traffic Access
<b>Chapter 8 Vehicle Parking</b>	
VP1	Car Parking Standards
VP10	Car Park Edenbridge
VP11	Car Parks – Rural Areas
<b>Chapter 9 Housing</b>	
H1(B)	Allocation Hitchen Hatch Lane Sevenoaks
H1(D)	Allocation Bus Garage Swanley

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H1(K)	Allocation Cray Road Crockenhill
H1(M)	Allocation North of Goldsel Road Swanley
H3	Phasing of Allocated Sites
H6A-B	Conversions and Extensions
H7A-B	Loss of Accommodation
H8	Care Homes
H13	Replacement Dwellings
H14A-B	Extension of Dwellings
H16	Mobile Homes and Residential Caravan Sites
H17	Mobile Homes and Residential Caravan Sites
H18	Mobile Homes and Residential Caravan Sites
H19	Mobile Homes and Residential Caravan Sites
H20	Gypsy Sites
H21	Sites for Travelling Showpeople
<b>Chapter 10 Employment</b>	
EP1(C)	Allocation Goldsel Road Swanley
EP1(D)	Allocation Button Street Swanley
EP1(E)	Allocation Broom Hill Swanley
EP1(F)	Allocation Edenbridge Town Station
EP1(G)	Allocation Edenbridge Station
EP1(H)	Allocation Tannery Site Edenbridge
EP1(I)	Allocation Warren Court Farm Halstead
EP1(J)	Allocation Cramptons Road Sevenoaks
EP1(K)	Allocation North Downs Business Park Dunton Green
EP1(L)	Allocation Chaucer Business Park Kemsing
EP8	Development in Business Areas
EP11A	Development in Rural Settlements
EP13	Replacement of Commercial Buildings
<b>Chapter 11 Shopping</b>	
S3A-B	Local Shops and Village Centres
S4	Farm Shops and Retail Units in the Countryside
S6	Hot Food and Takeaways
<b>Chapter 12 Urban Areas and Rural Towns Sevenoaks</b>	
ST1A	Town Centre Sevenoaks
ST2	Primary Frontages Sevenoaks
ST6	Blighs Meadow Sevenoaks
ST9	Farmers Public House Hitchen Hatch Lane Sevenoaks
ST10	Land at Morewoods Close Sevenoaks
ST11	Waterworks Site Cramptons Road Sevenoaks

<b>Chapter 12 Urban Areas and Rural Towns Swanley</b>	
SW1	Town Centre Swanley
SW6	Bevan Place Swanley
SW7	Goldsel Road Swanley
SW8	Broom Hill Swanley
<b>Chapter 12 Urban Areas and Rural Towns Edenbridge</b>	
EB1	Town Centre Edenbridge
EB2	Primary Frontages Edenbridge
EB3	Land adjoining the Town Centre Edenbridge
EB4	Tannery Site Edenbridge
<b>Chapter 12 Urban Areas and Rural Towns Westerham</b>	
WS1	Town Centre Westerham
WS2	Primary Frontages Westerham
<b>Chapter 13 Villages and Rural Settlements</b>	
HL1	Warren Court Farm Halstead
WK2	Brands Hatch
WK6	Noise Nuisance
<b>Chapter 14 Tourism, Sport and Recreation</b>	
TR5	Camping and Caravanning
SR9	Horses and Stabling
<b>Chapter 15 Public Services</b>	
PS6	Former Churchill School Westerham

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