

SEVENOAKS DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

07 June 2012 from 5.30 pm in the
Conference Room, Argyle Road, Sevenoaks

AGENDA

Chairman: Cllr. Mrs. Davison

Cllrs. Bosley, Mrs. Cook, Davison, Mrs. Dawson, Fittock and Walshe

Other Members: Mr. Coupland and Mr. Czarnowski and Cllr. Parry

and a Management Team representative.

1. Welcome
2. Apologies for Absence
3. Minutes of Previous Meeting (Pages 1 - 4)
Minutes of the meeting of the Group held on 12 March 2012.
4. Declarations of Interest
5. Matters Arising including actions from last meeting (Pages 5 - 6)
6. Community Infrastructure Levy Public Consultation Document and Preliminary Draft Charging Schedule (Pages 7 - 76) Hannah Gooden
Tel: 01732
227178
7. Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (Pages 77 - 188) Hannah Gooden
Tel: 01732
227178
8. Allocations and Development Management Plan (Pages 189 - 402) Hannah Gooden
Tel: 01732
227178
9. Any other business
10. Date of next meeting - 3 October 2012.

Membership of the Advisory Group

- The appropriate Portfolio Holders – *Cllr. Mrs. Davison*
- Chairman of Development Control Committee – *Cllr. Mrs. Dawson*
- The Chairman and Vice-Chairman of the Performance and Governance Committee and Chairmen the Environment, Social Affairs and Services Select Committees – *Cllrs. Bosley, Mrs. Cook, Davison, Fittock and Walshe.*
- A Management Team representative (can change as and when appropriate depending on the subject under consideration by the Group)
- One town and parish council representative (to be nominated by the local area committee of the Kent Association of Parish Council (KAPC) with a preference for the Chairman of the KAPC (Sevenoaks Branch) or his representative)
- At least two representatives from Local Strategic Partnership (In the case of District Council, which shares a joint LSP with Tunbridge Wells and Tonbridge & Malling, these representatives would be drawn from the Sevenoaks District Community Partnership) – representatives can change as and when appropriate depending on the subject under consideration by the Group;
- That the Chairman of the Group, in consultation with the Community and Planning Services Director, be authorised to invite relevant Officers and representatives from the Sevenoaks District Community Partnership as and when appropriate.

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

Minutes of the meeting of the Local Development Framework Advisory Group held on
12 March 2012 commencing at 5.00 pm

Present: Cllr. Mrs. Davison (Chairman)

Cllrs. Mrs. Cook, Davison, Fittock and Walshe

Apologies for absence were received from Cllrs. Bosley, Mrs. Dawson,
Mr. Czarnowski and Cllr. Parry

Mr. Alan Dyer (Planning Services Manager), Mrs. Hannah Gooden
(Acting Planning Policy Team Leader), Mr. David Lagzdins (Democratic
Services Officer).

23. Welcome

The Chairman welcomed everyone to the meeting.

24. Minutes of Previous Meeting

Resolved: That the minutes of the meeting of the Local Development
Framework Advisory Group held on 7 December 2012 be approved and
signed by the Chairman as a correct record.

25. Declarations of Interest

Cllr. Mrs. Cook declared a personal and prejudicial interest in minute item 27 as it
related to the Land to the rear of Garden Cottages, Leigh as the access route would
affect her home address.

Cllr. Fittock declared a personal interest in minute item 27 as it related to the Swanley
Town Centre Regeneration area, as a trustee of Swanley Town Centre Recreation
Ground.

26. Matters Arising including actions from last meeting

The completed action was noted.

27. Allocations and Development Management Development Plan Document

The Planning Services Manager reminded the Group that the draft Allocations and
Development Management Development Plan Document (ADM DPD) was an initial
proposal in advance of the National Planning Policy Framework (NPPF) being
finalised. The Chairman had recently been informed by a senior civil servant from the
Department for Communities and Local Government that the NPPF was due to be
finalised at the end of March 2012.

Agenda Item 3 Local Development Framework Advisory Group - 12 March 2012

The acting Planning Policy Team Leader gave a presentation on the DPD. Although during consultation the Site Allocations, Development Management Policies and Open Space Allocations were treated individually they were now merged into a single document to improve clarity and efficiency.

Site Allocations

Since the 2010 version of the document was sent for consultation there had been some revisions. 5 areas had since received planning permission or been built out. A further 3 sites were no longer to be included, though together these accounted for only 20 units. On several sites the number of units had altered and the most significant of these was United House, Godsel Road. At United House the number of units had increased from 116 to 250 as there had been a boundary change. The site was to be purely residential and the owner had shown how noise problems could be overcome.

The total number of allocated units was 3,604 which was still in line with the Core Strategy.

Land use different from the first consultation was proposed at 9 sites including the West Kingsdown Industrial Estate, which was now considered to be functioning well as an employment site. One new site had been identified at Bovis Manor House, New Ash Green as Bovis planned to relocate and it was considered that the site could be suitable for allocation for residential development. A further, supplementary consultation was proposed to run for 6 weeks between April and May 2012.

A Member asked whether it was possible to provide more 3 and 4 bedroom houses in the Land Rear of Garden Cottages, Leigh to suit the needs of local families. The Officer clarified that in the development guidance "detached" should replace "attached".

The Member added that she was surprised at the proposed change in use for the Glaxo Smith Kline, Powder Mills, Leigh site. She thought a greater opportunity should be given for businesses to fill the site and believed enterprise units would be popular. There was already too much pressure on schools and at Hildenborough station from the number of residents in the area. Residential development would treble the size of the hamlet. Officers stated that the site formed part of the consultation but independent research had shown it was not as viable for business as other sites due to its location, poor access and lack of prominence. Any residential allocation would be within the footprint of the existing site. Officers would consider the representations made to them. On the advice of the Kent Highways Service it was proposed, subject to consultation, that the road to the west of the site be a dry access route when flooding occurred and could be a separate access for the commercial part of the site.

Officers were asked whether the Station Approach, Edenbridge site was appropriate for mixed use allocation, especially as significant regrading of the land might be needed. Network Rail no longer required the land and it was common to look at such previously-developed land. There would be no net loss of employment space from this allocation as the part of the site proposed for residential allocation was empty.

Another Member was concerned at the 50% increase in proposed allocation at the Bus Garage and Kingdom Hall, London Road, Swanley as there were already traffic concerns at the centre of town. He was also concerned that in the past development on the Broom Hill, Swanley site had been limited by the mixed ownership of the land at its entrance. Officers believed the Broom Hill site was now deliverable as all the owners had been contacted and were keen for the site to be developed.

In response to a question, the Planning Services Manager clarified that the Land East of High Street, Sevenoaks had been identified as a possible site for mixed use in the long term, particularly towards the end of the Core Strategy period in 2026. He added that a decision on this land may be affected by the decision on the Land to the West of Bligh's Meadow, Sevenoaks. The Member was concerned about the impact development of this site would have on parking.

Development Management Policies

The acting Planning Policy Team Leader confirmed that the draft policy now retained a limitation of extensions and replacement dwellings in the Green Belt based on floorspace rather than volume. This was because it was found to be expensive and impractical to calculate volume accurately. The limit would be placed at a 50% increase as the proposed 30% was considered as too restrictive by those who responded to the consultation.

Officers were asked whether the increase would cover all floorspace or only habitable floorspace. It covered all floorspace, though policies now covered roofs and basements. Officers were concerned that inserting "habitable" into the policy could create a loophole. They agreed to consider the matter further

Action: The Planning Services Manager to consider the impact of limiting the restrictions found in Policies H4 and H5 to 50% of "habitable" floorspace.

There were exceptional circumstances for the Council to propose an adjustment in the Green Belt boundary at Warren Court Farm, Halstead. It was previously identified for employment allocation but this had been reconsidered given its level of built development, its location close to the village, that it was rated a low quality commercial site and that it was the only allocated employment site in the Green Belt. It was proposed for reallocation for residential development.

The draft NPPF had proposed that replacement dwellings would be acceptable in the Green Belt so long as they were no larger than before, regardless of their use. The Planning Services Manager had been concerned by this proposal and hoped it would be amended in the final version.

A Member suggested that draft Policy LC6 (Out of Centre Retail) could be amended to ensure it protected both villages and neighbourhoods. Officers agreed to consider this further.

Action: The Planning Policy Manager to consider protecting both villages and neighbourhoods in Policy LC6.

Agenda Item 3
Local Development Framework Advisory Group - 12 March 2012

Open Spaces Allocations

38 responses had been received to the consultation on Open Spaces Allocations, mostly requesting protection for sites. Although sites would need to be greater than 0.2ha in size to be protected, parish councils could protect smaller sites through local plans. Local communities could also add village greens to the list in order to provide them with a greater level of protection.

On 29 February 2012 Sevenoaks District Council held a forum to gauge local councils' interest in Neighbourhood Plans. Sevenoaks District Council was under an obligation to cooperate with the town and parish councils but they would need to take a lead to create Neighbourhood Plans. A planning forum was established between the town and parish councils so they could share ideas between each other. The final legislative regulations for Neighbourhood Plans were expected soon and so Officers believed guidance would also soon be written.

The finalised NPPF was expected in April 2012. By July 2012 Officers expected to have made any necessary, resulting amendments so the DPD could be submitted to Members. Pre-submission publication was expected in September or October 2012 and it would then be submitted for independent examination. Officers would have a better understanding of whether the DPD would likely be found unsound after the publication of the finalised NPPF.

The Chairman was pleased with the continuing progress of the plan.

Resolved: That progress on the Allocations and Development Management DPD be noted and supported and the supplementary consultation on the new/amended site allocations be agreed.

The Planning Services Manager informed Members that the Local Development Framework and the Community Infrastructure Levy would be the next matters considered by the Group. By June it was also felt Officers would know what changes would be necessary to conform with the final NPPF.

Action: The Democratic Services Officer to organise the next meeting of the Group for June 2012.

THE MEETING WAS CONCLUDED AT 6.32 PM

CHAIRMAN

ACTION SHEET - Actions from the previous meeting

ACTIONS FROM 12.03.12			
Action	Description	Status and last updated	Contact Officer
ACTION 1	The Planning Services Manager to consider the impact of limiting the restrictions found in Policies H4 and H5 to 50% of “habitable” floorspace in the Allocations and Development Management Development Plan Document.	Officers are concerned that this would lead to further debate about what is considered habitable or non-habitable. Existing caveats in policy related to loft space. No change proposed.	Hannah Gooden Ext. 7178
ACTION 2	The Planning Policy Manager to consider protecting both villages and neighbourhoods in Policy LC6 of the Allocations and Development Management Development Plan Document.	Policy LC6 has now been deleted as out-of-centre retail is covered by the revised NPPF. See paragraph 6(l) of the report on Allocations and Development Management Development Plan Document in the agenda.	Hannah Gooden Ext. 7178
ACTION 3	The Democratic Services Officer to organise the next meeting of the Group for June 2012.	The date of the next meeting was arranged for 7 June 2012.	David Lagzdins Ext. 7350

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COMMUNITY INFRASTRUCTURE LEVY (CIL) – PUBLIC CONSULTATION DOCUMENT AND PRELIMINARY DRAFT CHARGING SCHEDULE

Local Development Framework Advisory Group – 7 June 2012

Report of the: Deputy Chief Executive and Community and Planning Services Director

Status: For Consideration

Also considered by: Environment Select Committee – 29 May 2012
Cabinet – 14 June 2012

Key Decision: Yes

Executive Summary:

The Community Infrastructure Levy (CIL) is a new mechanism for securing contributions from developers towards the provision of infrastructure that is required to support development. In order to begin charging CIL, Sevenoaks District Council must prepare a Charging Schedule, which will set out what developers will need to pay in £ per sq m of new buildings and any variations by area or type of development. The consultation document at Appendix B to this report would form the first formal stage in the Council's preparation of CIL. It is proposed that this should be subject to a 6 week consultation between June/July and August 2012.

This report supports the key aims of a green environment and safe and caring communities of the Community Plan

Portfolio Holder Cllr. Mrs Jill Davison

Head of Service Group Manager Planning – Alan Dyer

Recommendation to LDF Advisory Group:

- (a) Cabinet be recommended that the CIL Preliminary Draft Charging Schedule Consultation Document be agreed and published for consultation;
 - (b) the Portfolio Holder be authorised to agree minor presentational changes and detailed amendments, including any minor changes to the proposed charging levels as a result of the completion of the CIL Viability Study, prior to publication to assist the clarity of the document; and
 - (c) copies be made available for sale at a price to be agreed by the Portfolio Holder.
-

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Reason for recommendation:

To ensure that the Council is able to progress the CIL Charging Schedule in accordance with the Local Development Scheme

Introduction

- 1 The Community Infrastructure Levy (CIL) is a new mechanism for securing contributions from developers towards the provision of infrastructure that is required to support development. In order to begin charging CIL, Sevenoaks District Council must prepare a Charging Schedule, which will set out what developers will need to pay in £ per sq m of new buildings and any variations by area or type of development. The consultation document at Appendix B to this report would form the first formal stage in the Council's preparation of CIL. Consultation at this stage would give stakeholders and the public an early opportunity to comment on the proposed CIL charges and some of the issues that the Council must consider in preparing the Charging Schedule and operating CIL. Members, stakeholders and the public will have another opportunity to comment on these proposals and any revisions before the Council submits the Charging Schedule for independent examination.

National Policy and Legislation

- 2 Appendix D to this report provides an introduction to CIL. It provides a summary of national policy and legislation, which is highly prescriptive about matters such as how CIL must be charged, who CIL is paid to, what the receipts can be spent on, what types of development are automatically exempt and what types of development councils can offer relief or exemptions to.
- 3 In drafting a CIL Charging Schedule a charging authority must be able to show that the charge would not make the overall scale of development proposed in the District unviable. The Council has commissioned a CIL Viability Assessment to consider what level CIL could be set at in different parts of the District for different types of development. This assessment is now sufficiently complete to allow this consultation document to be considered by Members and will be published alongside the consultation document. In setting the CIL Charge the Council is not required to consider the viability of all development sites and it is recognised that it may lead to some developments not proceeding at the time or the form anticipated by a developer, or at all. This does not make a Charging Schedule unsound.
- 4 A charging authority must also show that a funding gap exists that needs to be met to deliver the infrastructure required to support development. In doing this, the authority must take account of other mainstream funding sources that are, or are expected to become, available. This may include an increase in Council Tax receipts or Grant as a result of the additional number of households. Further detail on how the Planning Policy team have identified schemes that could be funded through CIL is set out in the 'Infrastructure' section, below. The funding gap must exceed or match the charging authority's forecast receipts from CIL.

- 5 How a charging authority decides to balance the aim of securing as much money for infrastructure as possible against the aim of ensuring that development remains viable is up to the authority to decide. The level of charge proposed in the consultation document seeks to balance these aims. The proposed charge is not set at the limits of viability to ensure that some flexibility is built in to allow for any changes in viability considerations over time and in the case that any assumptions in the viability assessment do not entirely accurately reflect the situation ‘on the ground’.

The Consultation Document

- 6 The consultation document sets out an initial proposal for the level that CIL could be set at. This proposal is based on the CIL Viability Assessment that the Council has undertaken and the engagement with infrastructure providers that is detailed in a subsequent section. The proposed rates of CIL are:

Development Type	Area A	Area B
Residential	£125 per sq m	£75 per sq m
Large Retail – Supermarkets and Retail Warehouses	£125 per sq m	
Small Retail – Convenience stores and town centre comparison retail	£50 per sq m	
Other forms of development	£0 per sq m	

A map of the different areas is set out in appendix A to this report.

- 7 A nil charge has been set out for some uses, including offices, warehousing, hotels, residential care homes and agricultural buildings, because the Viability Assessment concludes that the development of units in that use would be at a significant risk of not being viable if a CIL charge was to be levied. To propose higher rates than the Viability Assessment finds would be viable would be highly likely to lead to the CIL Charging Schedule being found unsound at Examination.
- 8 The different areas have been identified on the basis of the findings of the viability assessment. In accordance with the CIL guidance, these areas are intended to be broad areas where the majority of developments would remain viable with this level of charge. In reality, viability will vary from site to site and road to road. However, it is not possible to consider viability at such a detailed level in advance of development proposals being prepared. Preparing a CIL Charging Schedule on this basis is therefore not possible.
- 9 The document also seeks views on a number of the issues that the Council will need to address in operating CIL. This includes sections and consultation questions on whether the Council should offer relief from CIL in exceptional circumstances, for investment developments by charities (as opposed to development of facilities to be used for charitable purposes, which are already exempt). Policies on these issues do not need to be set out at the time that the Council adopts the Charging Schedule and do not need to be subject to Examination. If the Council were to offer exemptions in exceptional circumstances there are stringent regulations governing when this relief can be offered and it is for the Council to ensure that any exemption is compliant with EU State Aid

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legislation. The offer of exemptions in exceptional circumstances is not comparable with the flexibility and negotiation that is available on the Core Strategy affordable housing policy (SP3) and it is anticipated that this policy will be applied very rarely, if at all.

- 10 Other issues on which views are sought in the consultation document include the priority types of infrastructure that the Council should be allocating receipts to, the need for an instalments policy, monitoring arrangements and the soundness of the assumptions used in CIL Viability Assessment.
- 11 It is proposed that the consultation document is published alongside the final version of the CIL Viability Assessment and the draft CIL Infrastructure Plan.

Forecast Receipts

- 12 The receipts that are generated by CIL are dependent on a number of factors, including:
 - The amount of development that comes forward and where it occurs;
 - The amount of affordable housing, which is offered 100% relief from CIL, that is secured on development sites;
 - The size of dwellings built; and
 - The floorspace of existing buildings on development sites that have recently been in use (for 6 of the previous 12 months) as this is subtracted from the new floorspace to be developed when CIL is calculated.
- 13 The uncertainty created by these factors makes it difficult to predict annual receipts that will be generated from CIL. However, as a very rough estimate, it is predicted that SDC may receive approximately £5-6 million over the period 2014 (when it is assumed the Charging Schedule will be adopted) to 2026 (which is the end of the Core Strategy Plan Period). This figure has not been adjusted for inflation, which will be applied automatically under CIL, in line with the All-in Tender Price Index published by the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

CIL Viability Assessment

- 14 The CIL Viability Assessment (Background Paper 1, available on the website) has considered the viability of a range of different types of development (a summary is set out in the draft Consultation Document – Appendix B), using a residual land valuation model. The approach taken seeks to ensure that after development costs, including developers profit (20%), the provision of affordable housing and CIL, are taken into account, the residual value left in the overall value of development is sufficient to ensure that land can be purchased at a reasonable price. Research undertaken by the consultants and information from the Valuation Office Agency, RICS and the Land Registry has been used in assessing what overall values of development should be considered and what reasonable purchase prices for development land are in the District. A range of other sources, including consultation with a number of developers and agents, have been used to

identify reasonable figures for other elements of the assessment, such as build costs.

Infrastructure Planning

- 15 CIL receipts can only be spent on infrastructure that is required to support new development. It can not be used to fund projects that are only required as a result of existing deficiencies. CIL receipts can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure. A list of indicative types of infrastructure for which CIL can be used is set out in the Planning Act 2008 and is cited in the proposed consultation document (Appendix B).
- 16 An Infrastructure Delivery Plan was prepared to identify the infrastructure projects that relevant organisations considered to be necessary to deliver the level of development proposed in the Core Strategy or resolve existing deficiencies. Using this as a starting point, the Planning Policy Team has been engaging with infrastructure providers, including SDC teams, to identify schemes that they consider are to be necessary to support development and could be funded through CIL. The results of this engagement are set out in full in the draft CIL Infrastructure Plan (Appendix C) and summarised in the proposed consultation document (Appendix B) and have been used to identify a funding gap of approximately £24,000,000. The draft Infrastructure Plan is based on the initial view of infrastructure providers on the schemes required and not a robust assessment of the necessity of the schemes suggested or the appropriate split between contributions from CIL and other funding available for providing services for existing communities. It is likely that this process, which will be completed through further engagement during and after the consultation, will significantly reduce the funding gap. For example, removing a flood defence scheme in Edenbridge, which may be considered to be required more to protect existing dwellings than new development, would reduce the estimated funding gap to £13,000,000.
- 17 Suggestions of indicative projects that could be undertaken by SDC have been put forward by SDC teams. These include the possible redevelopment of Whiteoak Leisure Centre, providing community development services to integrate new residents into the District, outdoor gym facilities and new and/or improved Youth Zone vans and services. There will be opportunities to refine these schemes and develop new ones as the preparation of the Charging Schedule progresses and following its adoption. Estimated funding gaps for delivering these projects have also been provided and total approximately £4,600,000. These costs should be treated as purely indicative. Unless these schemes are prioritised above all others, CIL will meet only a percentage of the funding gap identified for SDC schemes.
- 18 Whilst the work undertaken to date provides a necessary part of the evidence base, the Council does not need to specify how it will spend CIL receipts at the outset. This can be determined on the basis of local priorities when receipts are received. The list of infrastructure projects identified in the consultation document should, therefore, only be treated as indicative.
- 19 The Government's view is that the Community Infrastructure Levy should support and incentivise new development by placing control over a meaningful proportion

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of the funds raised with the neighbourhood where development takes place. The CIL Regulations 2012 are expected to require a percentage of CIL receipts received from a development to be transferred to the relevant town or parish council. Therefore, the draft Infrastructure Plan, to be published alongside the consultation document, includes town and parish councils' views on projects that should be undertaken.

- 20 All schemes in the draft Infrastructure Plan have been categorised into:
- 'potential strategic schemes for CIL funding', which are those schemes considered to support the broad distribution of development proposed in the Core Strategy and have been used to identify the funding gap;
 - 'potential local schemes for CIL funding', which are those schemes that town and parish councils would like to see developed and are likely to be appropriate uses of the CIL receipts to be paid directly to them; and
 - 'other schemes', which are schemes where more information is required, a commitment from the responsible organisation is required, or the scheme is not an appropriate use of CIL.

Implementation

- 21 The consultation document proposes that the Council will consider the need to publish guidance for developers and agents on how CIL will be implemented once the Charging Schedule is adopted in late 2013, if further guidance is considered to be required in addition to what is available at a national level. It is also proposed that an implementation plan be developed to address issues such as monitoring processes and the prioritisation of schemes. Views are also requested on whether SDC should allow CIL to be waived in exceptional circumstances, which are allowed but are tightly controlled by legislation, and whether it should develop an instalments policy.

Consultation

- 22 It is proposed that the Consultation Document should be subject to consultation between June/July and August 2012. The Planning Policy team will consider organising an Agents Forum with planning agents to brief them on the proposals and to give them the opportunity to provide informal feedback. Given the scope of the consultation document, it is not proposed that any public consultation events will be held, other than making the document available to view and publicising it on the Council's website, through the local press and by writing to stakeholders and individuals on the LDF mailing list.

Timetable

- 23 The Council's timetable for preparing a CIL Charging Schedule, as set out in the Local Development Scheme is:

Consultation on preliminary draft ends	July or August 2012
Consultation on draft Charging Schedule	December 2012 -

	January 2013
Submission of draft Charging Schedule for Examination	April 2013
Examination of draft Charging Schedule	August 2013
Adoption of Charging Schedule	December 2013

Other Options Considered and/or Rejected

- 24 The Council could choose not to prepare a CIL Charging Schedule. However, this is likely to lead to less funding being secured for infrastructure required to support development. The Council would need to rely on using planning obligations, which will have a more limited scope for securing contributions towards infrastructure after April 2014.
- 25 The Council could choose to propose a higher or lower CIL Charge. However, the proposed charge is based on evidence that it would not make the scale of development proposed in the Core Strategy unviable. There is a significant risk that a higher CIL charge would be found unsound by an independent Examiner. A lower charge, including a standard rate across the District, would mean that less money would be available to be spent on infrastructure to support development.

Key Implications

Financial

- 26 Budgetary provision has been made for the cost involved in preparing the Community Infrastructure Levy through the LDF budget. The CIL Regulations allow for the Council to use receipts secured through CIL to pay for its administration.

Community Impact and Outcomes

- 27 The CIL Charging Schedule will assist the Council in securing contributions from developers to the provision of infrastructure required to support development.

Legal, Human Rights etc.

- 28 The Preliminary Draft Charging Schedule (included in the consultation document) will be consulted upon and revised, if necessary, in accordance with the relevant legislation and national policy.

Equality Impacts

- 29 An Equality Impact Assessment of the CIL Charging Schedule will be carried out prior to submission of the schedule for examination.

Sustainability Checklist

- 30 The adoption of a CIL Charging Schedule will ensure that the Council can implement Core Strategy Policy SP9, which aims to ensure that development is supported by sufficient infrastructure. This is important in ensuring that development comes forward in a sustainable manner. CIL Charging Schedules do not need to be subject to Sustainability Appraisal.

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Conclusions

- 31 The Preliminary Draft Charging Schedule provides an opportunity for interested organisations and the public to comment on the initial proposals for how CIL may be charged in Sevenoaks District. Any issues raised at this stage can be taken into account in drafting the pre-submission consultation version of the Charging Schedule later in 2012.

Risk Assessment Statement

- 32 The Preliminary Draft Charging Schedule has been prepared in accordance with national policy and legislation.
- 33 If the Preliminary Draft Charging Schedule is not approved for consultation then the Council will not be able to prepare the Charging Schedule in accordance with the Local Development Scheme. This may lead to it being adopted after the restrictions on the pooling of planning obligations come into force (April 2014), which would mean that contributions from some developments towards necessary infrastructure would not be able to be secured during this time.

Appendices

Appendix A – Map of different residential charging zones

Appendix B – CIL: Preliminary Draft Charging Schedule: Consultation Document

Appendix C – Draft CIL Infrastructure Plan

Appendix D – An Introduction to the Community Infrastructure Levy

Background Papers:

1. CIL Viability Assessment Draft Report (available through the website)

Contact Officer(s):

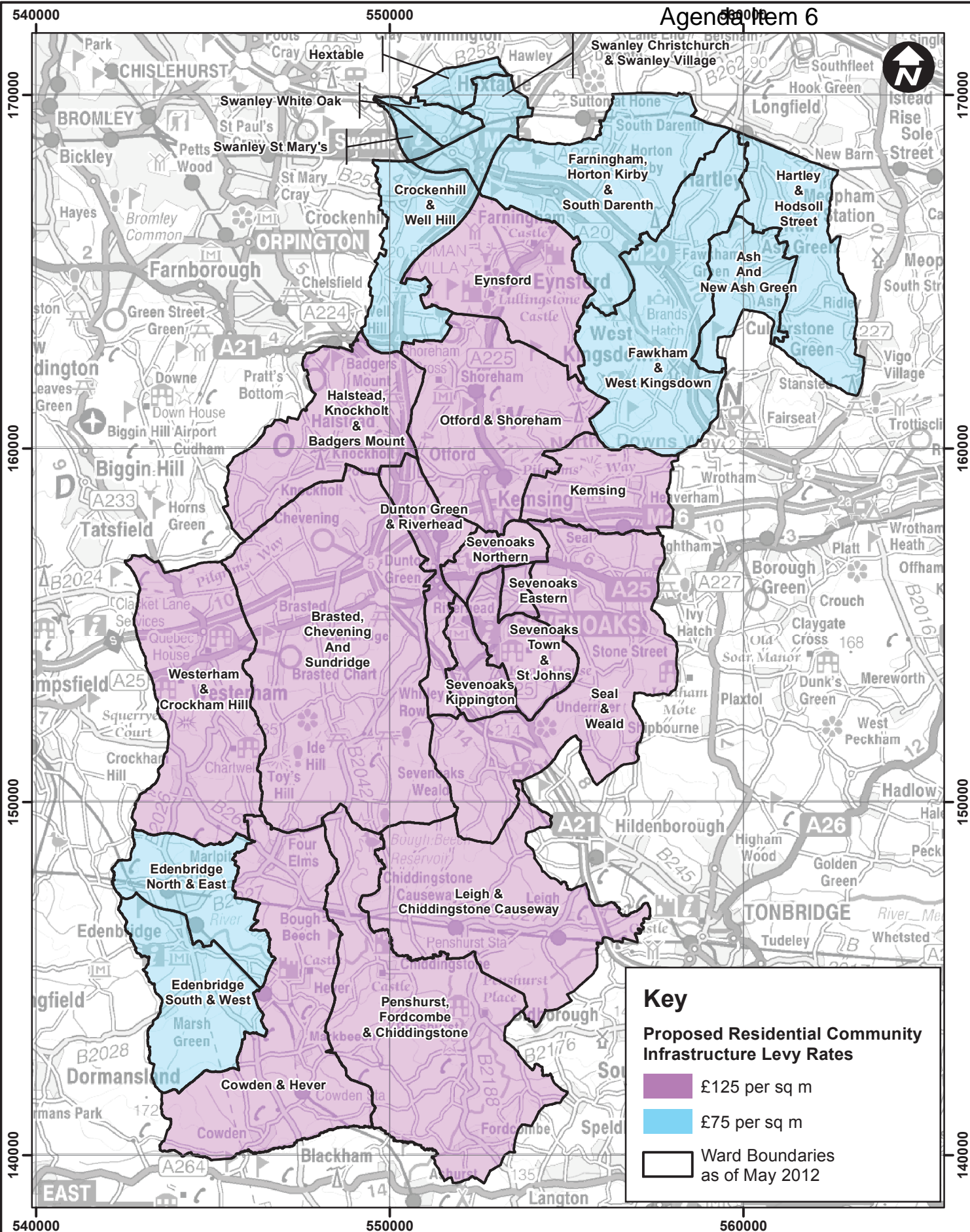
Steve Craddock (x7315)

Hannah Gooden (x7178)

Alan Dyer (x7440).

Kristen Paterson

Deputy Chief Executive and Community and Planning Services Director



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Proposed Residential Community Infrastructure Levy Rates

Sevenoaks District Council

Scale: 1:140,000

Date: May 2012

Preliminary Draft Planning Schedule: Proposed Residential Community Infrastructure Levy Rates

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**COMMUNITY INFRASTRUCTURE LEVY:
PRELIMINARY DRAFT CHARGING SCHEDULE:
CONSULTATION DOCUMENT**

JUNE 2012

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1. Consultation

1.1 This consultation represents the first formal stage in Sevenoaks District Council's preparation of a Community Infrastructure Levy (CIL) Charging Schedule. Once adopted, the Charging Schedule will set out a standard rate that developers will need to pay when undertaking different types of development in different parts of the District. Funds collected through CIL must be spent on infrastructure required to support development of the area.

1.2 The Council considers that there are many benefits of adopting a CIL Charging Schedule. In particular, a standard CIL charge will:

- aid infrastructure providers in planning the delivery and operation of infrastructure;
- aid developers in identifying the likely costs associated with development;
- improve accountability to the public for use of developer contributions for infrastructure;
- ensure that payments are made to town and parish councils when development occurs in their areas so that they can deliver local priority infrastructure; and
- increase the range of developments that are able to contribute towards infrastructure, including small residential developments which have often not been required to make contributions in the past.

1.3 The Council is keen to hear from individuals and organisations that have an interest in the operation of the Community Infrastructure Levy.

1.4 The consultation is carried out in accordance with regulation 15 of the Community Infrastructure Levy Regulations 2010, as amended.

1.5 This consultation document was published on **XX/XX/XX**. Comments should be made before 5pm on **XX/XX/XX**. Comments should be submitted via the Council's consultation web-portal, by email to ldf.consultation@sevenoaks.gov.uk or in writing to:

Planning Policy
Sevenoaks District Council
Argyle Road
Sevenoaks District Council
TN13 1HG

1.6 Comments are invited on any points raised by this consultation document (whether related to the consultation questions or not) and the preliminary draft of the Sevenoaks District Council Charging Schedule, which forms appendix A to this consultation document.

1.7 Comments made on these consultation documents will be taken into account in preparing subsequent versions of the CIL Charging Schedule for

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consultation, examination by an independent examiner and adoption. The Council's timetable for producing an adopted CIL Charging Schedule is:

Consultation on preliminary draft ends	XX/XX/XX
Consultation on draft Charging Schedule	December 2012 - January 2013
Submission of draft Charging Schedule for Examination	April 2013
Examination of draft Charging Schedule	August 2013
Adoption of Charging Schedule	December 2013

2. Background

The Community Infrastructure Levy and Charging Schedules

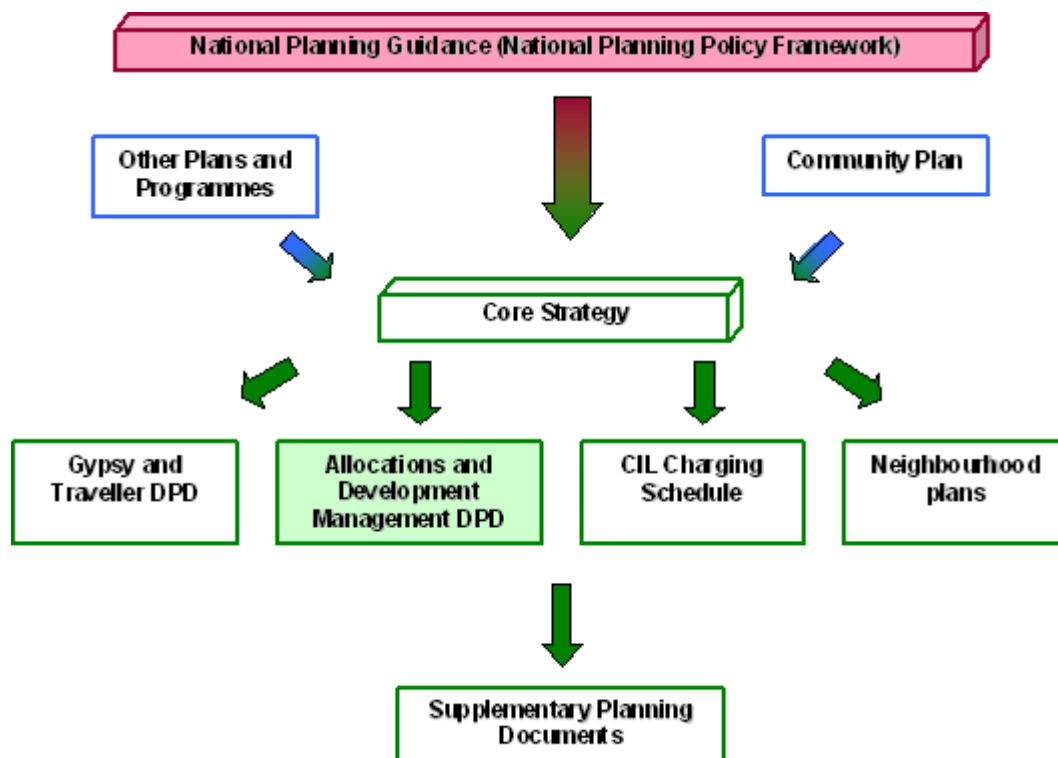
- 2.1 The Community Infrastructure Levy (CIL) is a locally set standard charge that can be applied to new development to fund infrastructure. It is calculated in £ per sq m of new buildings or extensions. In order to charge CIL, charging authorities must prepare a Charging Schedule. Sevenoaks District Council is the charging authority for Sevenoaks District. This preliminary consultation on the Council's Charging Schedule sets out proposed CIL charges for different types of development and different areas of the District and seeks views on some of the issues that the Council will need to consider in applying CIL.
- 2.2 The CIL Charging Schedule will set out what certain forms of development will pay. However, the following types of development will not be liable to pay CIL:
- Changes of use.
 - New buildings or extensions of less than 100 sq m gross internal area unless they result in the development of one or more new dwellings. Therefore, the majority of residential extensions will not be required to pay CIL but some may.
 - Affordable housing, subject to the developer applying for relief in the manner set out in the regulations.
 - Development by a charity where the development will be used wholly or mainly for charitable purposes.
 - Buildings into which people do not normally go, or go only intermittently for the purpose of inspecting and maintaining fixed plant or machinery.
- 2.3 In addition, only the net additional floorspace on a development site will be expected to pay CIL if an existing building, or part of it, has recently been in use (defined as 6 months of the last 12). Therefore the CIL receipts generated on a brownfield site with existing buildings in use will be lower than those generated on the same development on a greenfield site.
- 2.4 Further detail on what types of development do and do not pay CIL and what CIL receipts can be used for are provided later in this document.

Local Development Framework

- 2.5 Sevenoaks District Council adopted the Local Development Framework Core Strategy for the District in February 2011. The Core Strategy sets out policies on the overall scale and distribution of development and strategic policies that will be used to determine the type of development that comes forward and protect the natural and built environment. The Core Strategy provides for the development of 3,300 new dwellings to be built in Sevenoaks over the period 2006-2026. The current housing land supply position is summarised in the following section.

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- 2.6 SDC is currently preparing the Allocations and Development Management Policies DPD (ADM DPD). This will identify new land use allocations for housing, employment and boundaries for other land use designations such as the Green Belt and AONB. The allocations will provide sufficient development sites to ensure that the Council can meet the remainder of the target for new dwellings to 2026 (approximately 1200 dwellings). The ADM DPD will also contain detailed policies that must be taken into account in determining planning applications. SDC will publish the pre-submission publication draft (regulation 27) of the DPD in the autumn of 2012 and it is anticipated that it will be subject to Examination in spring 2013.



Legislative and National Policy Context

- 2.7 CIL Charging Schedules must set out the charge(s) in £ per sq m that development will be expected to pay to support the provision of infrastructure. Whilst the charge can be varied by area and type of development on the basis of viability evidence, there are no other reasons for setting differential CIL charges.
- 2.8 CIL may be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure. The Planning Act identifies the types of infrastructure that should be considered for funding through CIL, although the list is not definitive. These are:
- (a) roads and other transport facilities,
 - (b) flood defences,

- (c) schools and other educational facilities,
- (d) medical facilities,
- (e) sporting and recreational facilities, and
- (f) open spaces.

- 2.9 The provision of affordable housing or financial contributions towards it can not currently be secured through CIL. Whilst the Government recently consulted on whether this should be changed, it is yet to publish its decision and the amended regulations that would be required. Planning obligations will continue to be used to secure affordable housing, in accordance with the Core Strategy policy SP3.
- 2.10 In order to charge CIL, Sevenoaks District Council (SDC) needs to prepare a CIL Charging Schedule. This needs to be subject to independent examination and must be supported by evidence of a gap between the funding needed to provide the infrastructure required to support development and that which is already available. The Council must also show that the charging of CIL will not lead to the overall scale of development proposed being non-viable. However, the balance between the desirability of funding infrastructure through CIL and the effects on viability of development is for the Charging Authority to decide upon. Under the legislation and statutory guidance, the Charging Authority is under no obligation to reduce its CIL rate if it is shown that individual developments will no longer be viable. Instead, the impact on viability of development in the District as a whole should be considered. Further guidance is provided in 'Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures' (CLG, 2010).
- 2.11 The National Planning Policy Framework (NPPF) states that the cumulative impact of standards and policies should not put implementation of the plan at serious risk, and should facilitate development through the economic cycle (para 174). Development should provide competitive returns to a willing land owner and willing developer, when normal development costs and policy requirements have been taken into account (para 173). However, it is also recognised that development should not be permitted where it can not provide for the 'safeguards' necessary to make development acceptable (para 176).
- 2.12 Whilst there are some forms of development that are exempt or offered relief from paying CIL, it will generally be the case that qualifying forms of development (i.e. those identified in the Charging Schedule) will pay CIL without exception or negotiation. The regulations contain limited powers for the Council to offer relief from CIL in exceptional circumstances, at its discretion. However, the situations where this can occur are tightly prescribed and are subject to EU State Aid rules (see section 6).

Planning Obligations

- 2.13 The Community Infrastructure Levy will largely replace planning obligations, under section 106 of the Town and County Planning Act 1990, as the mechanism that local planning authorities use to secure developer

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contributions for infrastructure to support development. Planning obligations should only be used to secure contributions towards infrastructure, or its provision, where there are site specific implications of development. Any planning obligations can only be taken into account in determining planning applications where they meet the following tests from regulation 122 of the CIL Regulations 2010:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

2.14 Developer contributions secured through planning obligations will no longer be able to be pooled from more than 5 different obligations to deliver the provision of a certain project or type of infrastructure from April 2014 or the date of adoption of the CIL Charging Schedule, whichever comes first. This restriction, from regulation 123 of the CIL Regs 2010, is intended to ensure that local planning authorities use CIL instead of planning obligations to secure contributions for infrastructure that serves a wider area than just the specific development site or group of sites.

2.15 In addition, planning obligations will not be able to be used to secure the provision of, or contributions to, infrastructure that could be funded through CIL. Local planning authorities can identify what infrastructure will be funded through CIL so that planning obligations can continue to be negotiated for other infrastructure. In order to do this, charging authorities can publish a list of infrastructure to which CIL will contribute on its website. This list is sometimes referred to as a Regulation 123 list. This list does not need to be the same as the infrastructure plan which is submitted to support the Charging Schedule at Examination and can be reviewed at any time.

Consultation Questions

Do the Core Strategy and emerging LDF documents provide an appropriate policy context for the preparation of a CIL Charging Schedule?

Is the Council's interpretation of the legislative and national policy context correct?

3. Infrastructure Requirements and Use of CIL Receipts

Additional Housing Development Proposed

- 3.1 The adopted Sevenoaks District LDF Core Strategy plans for the development of 3,300 dwellings in the period 2006-2026. SDC's most recent [Annual Monitoring Report](#) sets out the housing land supply position within the District at 31 March 2011. 1186 additional dwellings had been completed in the period 2006-2011. A further 1120¹ additional dwellings have extant planning consent and, therefore, should have had their infrastructure requirements taken into account through the development control process. To meet the remaining requirement, the Council has identified the potential for 819 dwellings to be developed on sites identified in the Strategic Housing Land Availability Assessment which are consistent with strategic Core Strategy Policies and forecasts the development of 350 dwellings on small, as yet unidentified, sites in the last 5 years of the plan period. This will mean that the Council will have a sufficient supply of new housing to meet or exceed the Core Strategy requirement of 3,300 dwellings.

Population Forecasts

- 3.2 In many cases, the need for additional or improved infrastructure is likely to result from an increase in population as a result of development, rather than the increase in the number of dwellings itself.
- 3.3 Kent County Council's most recent strategy-based [demographic forecasts](#) predict that, on the basis of the number of dwellings remaining to be developed over the Core Strategy period in the District, the total population in Sevenoaks District will increase from 114,100 in 2010 to 114,200 in 2026. These forecasts indicate that, at the District-wide level, any increase in population as a result of new development will largely be offset by the impact of wider demographic changes, such as more single person households. In assessing infrastructure requirements at the District-wide level, providers have been asked to assess the impact of development on population by applying these forecasts.
- 3.4 Where new infrastructure is required at the local level within the District or a specific new development, for example a new local play area, the requirement will be more closely related to the new population moving into the new development, regardless of where they have moved from and of the impact of wider demographic changes. In this case, SDC consider it appropriate that assessments of the impact of development assume the local population increase will be equivalent to the average household size in the District (2.43 in the 2001 Census) multiplied by the number of dwellings.

¹ This figure is subject to a non-implementation rate of 7% on sites under 0.2 ha and 4% on sites of 0.2 ha and over. These rates are based on previously identified trends.

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Draft updated infrastructure delivery schedule

- 3.5 SDC's existing Infrastructure Delivery Plan is set out at appendix 4 to the adopted [Core Strategy](#). This document was prepared in 2010 and had regard to the information provided by infrastructure providers in written correspondence with the Council or in existing or emerging strategy documents. The Core Strategy is clear that this schedule is to be treated as a live document. SDC will use the information provided through the process of preparing the CIL Charging Schedule to develop an updated Infrastructure Delivery Plan.
- 3.6 The existing Infrastructure Delivery Plan and engagement with infrastructure providers has been used to develop an initial indicative list of infrastructure to support development that could be funded through CIL. It should be noted that there is no requirement for SDC to commit to funding these projects once CIL has been adopted. The Council will have the flexibility to spend CIL receipts on any other type of infrastructure that is considered to be a priority at the time.

Scheme Type	Lead Body	Cost	Committed Funding *	Funding Gap
Transport Schemes, including Urban Traffic Management Control (UTMC) system for Sevenoaks and Implementation of selected routes from the Sevenoaks Cycling Strategy	Kent County Council	£1,980,000 - £2,130,000 (£2,055,000 assumed)	£0	£2,055,000
Flood Defence and Water Quality Infrastructure, including flood defence scheme in Edenbridge	Environment Agency	£11,300,000	£0	£11,300,000
Schools, including primary and secondary in Sevenoaks and Swanley	Kent County Council	£4,380,690	£0	£4,380,690
Health Care, including	NHS	£1,021,238	£0	£1,021,238

improvements to existing facilities in Sevenoaks, Swanley and Edenbridge				
Community facilities, including improvements to libraries, community learning, community development work to integrate new residents and SDC's youth zone scheme.	Kent County Council and Sevenoaks District Council	£1,189,798	£0	£1,189,798
Open Space, Sport and Recreation, including the redevelopment of Whiteoak Leisure Centre, provision of outdoor 'Green Gyms', provision of allotments in Sevenoaks and Swanley and additional facilities or extensions to wildlife sites.	Scheme-dependent, includes Sevenoaks District Council, Kent Wildlife Trust, North West Kent Countryside Partnership, Edenbridge Town Council and Sevenoaks Town Council	£7,485,250 - £7,487,250 (£7,486,250 assumed)	£3,501,000	£3,984,250 - £3,986,250 (£3,985,250 assumed)
Total		£27,432,976	£3,501,000	£23,931,976

* i.e. forecast Council Tax or Grant increase as a result of development, existing resources or revenue from redevelopment of other sites.

3.7 Once committed and anticipated funding has been taken into account, the infrastructure plan indicates that there is a need for approximately an additional £24,000,000 to support the provision of infrastructure required as a result of development. This funding gap has been taken into account in proposing the CIL charge, set out in the preliminary draft schedule (appendix A) and a later section in this document.

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- 3.8 The draft CIL Infrastructure Plan has been produced following an initial period of consultation with infrastructure providers and not a robust assessment of the necessity of the schemes suggested or the appropriate split between contributions from CIL and other funding available for providing services for existing communities. As the Council considers these schemes further or additional evidence is provided, the inclusion of the schemes or the details may change. It is likely that the estimated funding gap will reduce. Inclusion of schemes in the draft plan, or summary above, does not guarantee that the Council will view them as a priority and make CIL funding available at the time that development comes forward. Infrastructure providers may be asked to provide evidence to justify a release of funds once CIL receipts are received.
- 3.9 Previous guidance (Circular 05/05) on the use of planning obligations suggests that they should not be used for funding certain forms of infrastructure because other legislation provides that it is the developer's responsibility to requisition this infrastructure directly from the provider and other funding arrangements are in place. This applies to water, sewerage and sewage disposal infrastructure. SDC understand that the same considerations apply to funding this infrastructure through CIL and so it will not be taken into account in producing the Charging Schedule.

Types of Development to be funded through s106

- 3.10 Although there is no requirement to do so, charging authorities can identify the infrastructure projects or types of infrastructure that CIL receipts will be used to deliver. Once these have been defined, other types of infrastructure can be funded or delivered through planning obligations, subject to the restrictions set out in the CIL Regulations 2010.
- 3.11 SDC considers that CIL should usually be used to provide contributions for infrastructure improvements that serve a wider area than just the specific development site or where more than 5 contributions will need to be pooled to deliver the new infrastructure or improvement. It is considered that the types of infrastructure set out in the schedule in the previous subsection should be funded through CIL. Site specific infrastructure should continue to be secured through planning obligations. The following is a list of the types of infrastructure that will be funded through planning obligations.
- Site specific highway works;
 - On-site open space, for example children's play areas;
 - Site specific biodiversity mitigation and improvement;
 - On-site crime reduction and emergency services infrastructure, for example CCTV or fire hydrants; and
 - Site specific Public Rights of Way diversions or impact mitigation.
- 3.12 In addition, affordable housing provision and contributions will continue to be secured through planning obligations, unless the Government brings in

a change in the regulations that make in necessary or beneficial to secure these through CIL.

- 3.13 Other mechanisms exist to ensure that developers provide sufficient infrastructure or financial payments to ensure that new development is provided with the necessary utilities, including water and sewerage infrastructure. SDC will support the timely provision of the necessary infrastructure. The costs of providing this infrastructure should be taken into account in establishing the viability of development.

List of Infrastructure to be funded through CIL (Reg 123 list)

- 3.14 SDC will prepare a list of infrastructure to be funded through CIL in accordance with regulation 123 of the CIL Regulations 2010. This list will initially be based on the infrastructure plan that will be prepared to support the submitted Charging Schedule and will be published alongside the adopted Charging Schedule. The list will be made available on the Council's website and will be reviewed regularly to take account of any changes in the plans of infrastructure providers and changes in funding arrangements.
- 3.15 In reviewing the list of infrastructure that CIL will be used to fund, SDC will have regard to the need for sub-regional infrastructure that may be required as a result development in Sevenoaks District and neighbouring districts/boroughs. In accordance with the Duty to Cooperate, SDC will work with neighbouring authorities to ensure that proportionate contributions from CIL are made to such a project. Consultation with infrastructure providers has not raised a need for sub-regional infrastructure at this stage.

Role of Town and Parish Councils

- 3.16 The National Planning Policy Framework (NPPF) sets out the Government's view that the Community Infrastructure Levy should support and incentivise new development by placing control over a meaningful proportion of the funds raised with the neighbourhood where development takes place. It is expected that the Government will publish regulations in 2012 that will establish the percentage of CIL receipts that charging authorities will pass on to town and parish councils when development occurs in their area. These regulations may establish restrictions on what town and parish councils can spend these CIL receipts on.
- 3.17 The Council's draft CIL Infrastructure Delivery Schedule contains a list of the types of schemes that town and parish councils have indicated they may wish to fund through CIL receipts, when development occurs in their area. However, town and parish councils are not limited to funding these schemes and may decide what to spend CIL receipts on other projects when development comes forward.

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Consultation Questions

Do you agree that the identified types of infrastructure schemes are necessary to support development in the District?

Are there any additional types of infrastructure schemes that are necessary to support development in the District?

Do you agree with the Council's proposals for publishing the list of infrastructure to be funded through CIL?

What types of infrastructure or projects should be the priority for CIL funding?

4. Development Viability

Viability Study

4.1 In order to ensure that a CIL charge would not put at risk the overall development of the area, the Council commissioned a CIL Viability Assessment to consider the levels of CIL charge that most development could pay and remain viable. The study has been published alongside this consultation document. It considered the justification for different charges in different parts of the district and for different land uses. Amongst others, the Viability Assessment considered the viability of the following different types of development, using a residual land valuation model:

- Residential;
- Large retail – supermarkets and retail warehouses;
- Small retail – convenience stores and town centre comparison retail;
- Offices;
- Industrial;
- Warehouses;
- Hotels;
- Care Homes;
- Community Uses; and
- Agricultural.

4.2 The approach taken seeks to ensure that after development costs, including developers profit (20% on market housing), the provision of affordable housing and CIL, are taken into account, the residual value left in the overall value of development is sufficient to ensure that land can be purchased at a reasonable price. Research undertaken by the consultants and information from the Valuation Office Agency, RICS and the Land Registry has been used in assessing what overall values of development should be considered and what reasonable purchase prices for development land are in the District. A range of other sources, including consultation with a number of developers and agents, have been used to identify reasonable figures for other elements of the assessment, such as build costs.

Assumptions

4.3 Generic development scenarios were tested for the uses considered by the study. These are considered to be an appropriate representation of the types of development that are expected to come forward in the district, as proposed by the Core Strategy and on the basis of past applications. The viability assessment does not consider the impact of CIL on sites actually proposed for development, in accordance with the guidance. It is recognised that some sites in the District may have site-specific abnormal costs that may lead to development not being viable. It is the Council's view that the standard CIL charge should be set at a level that means that it will represent a relatively small proportion of the development costs and

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should not be the deciding factor in whether or not development is viable. Generally, the Viability Assessment finds that if development was going to be viable before a CIL charge is applied then it should be viable once CIL is being charged.

- 4.4 The viability assessment took into account how the Council's other policies impact on development viability. In particular, the assessment was based on the assumption that the Council's affordable housing policy (Core Strategy policy SP3) and sustainable construction policy (Core Strategy policy SP2) will be delivered in full.
- 4.5 The viability assessment is based on ensuring that developers can make a reasonable profit on both market and affordable housing and still afford to purchase the land at a reasonable price. 20% developers profit on market housing and 6% on affordable housing is factored into the viability appraisals. The figure for market housing is higher than the figure applied in the Affordable Housing Viability Assessment in 2009, which considered 15% and 17.5%. This is due to the more restrictive actions of financial institutions, which are tending to mean that only schemes that generate higher levels of profit are able to secure finance. Higher assumed profits also provide a degree of contingency against abnormal costs.
- 4.6 As far as is considered reasonable to do so, this assessment has considered the impact of CIL on the viability of development over time, through the use of a range of 'value points' that are expected to reflect development values at different stages of the economic cycle.

Conclusions

- 4.7 The CIL Viability Assessment finds that the CIL charges in the following table would be viable. For residential development it recommends that different charges would be viable in different parts of the District. These areas are shown on the map, below. As a result of house price information being most readily available at ward level, ward boundaries have been used to distinguish between the different areas.

Development Type	Area A	Area B
Residential	£125 per sq m	£75 per sq m
Large Retail (supermarkets and retail warehouses)	£125 per sq m	
Small Retail (convenience stores and town centre comparison retail)	£50 - £75 per sq m	
Other forms of development	£0 per sq m	

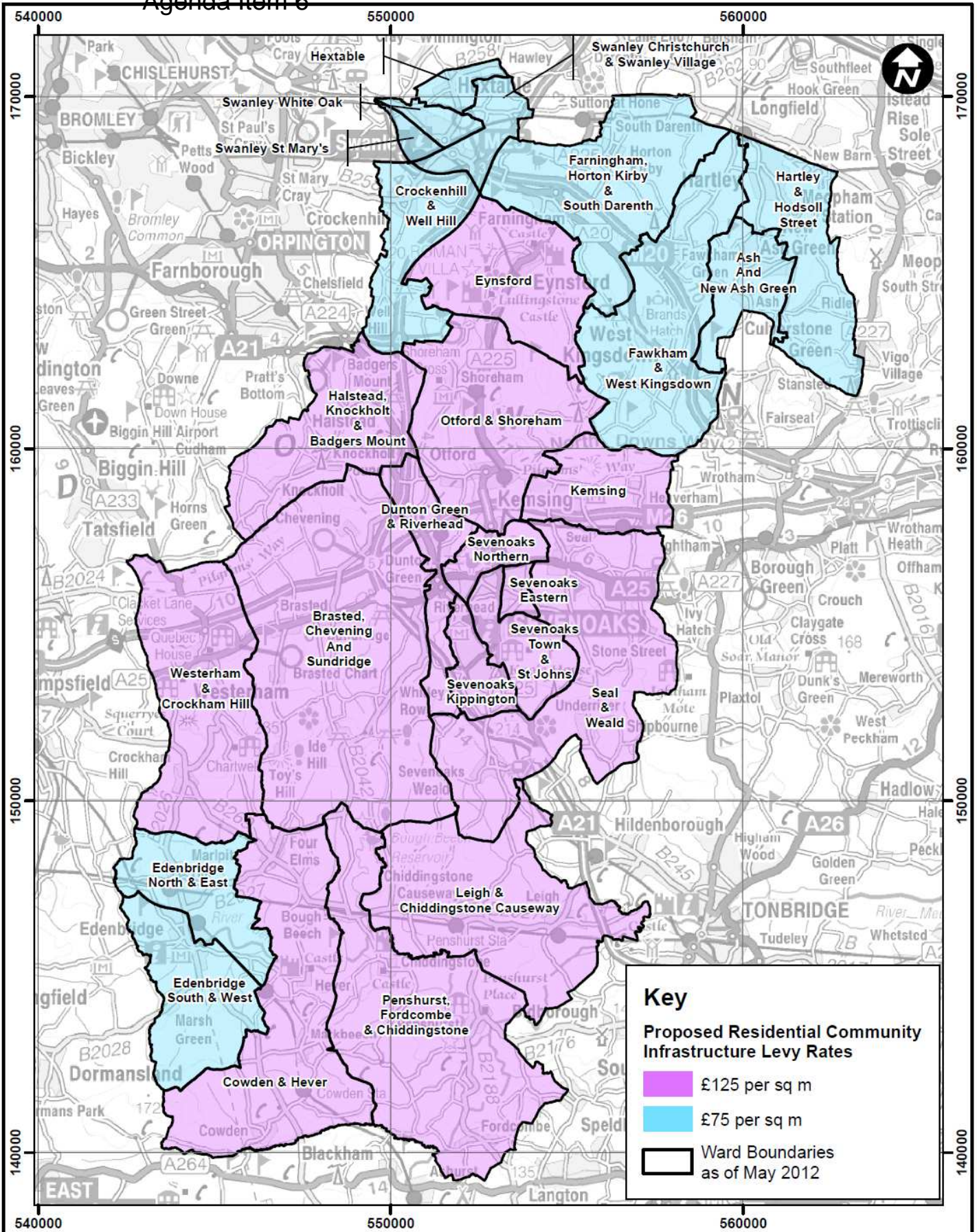
- 4.8 A nil charge has been set out for some uses, including offices and warehousing, because the Viability Assessment concludes that the development of units in that use would be at a significant risk of not being viable if a CIL charge was to be levied. To propose higher rates than the Viability Assessment finds would be viable would be highly likely to lead to the CIL Charging Schedule being found unsound at Examination.


- 4.9 The Viability Assessment notes that a definitive threshold between large and small retail units is difficult to identify. The viability of the use is more closely related to the type of retail offer, with large retail primarily describing supermarkets and large retail warehouses and small retail describing local convenience stores. Work to agree an appropriate threshold with the consultants undertaking the Viability Assessment is on-going.

Consultation Questions

Do you agree that the viability study represents an appropriate basis for determining the level of CIL that would be viable in the District?

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 <p>Sevenoaks DISTRICT COUNCIL</p> <p><small>This map is based upon the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sevenoaks District Council, 100019428, 2011.</small></p>	Proposed Residential Community Infrastructure Levy Rates	
	Sevenoaks District Council	Scale: 1:140,000 Date: May 2012
	Preliminary Draft CIL Charging Schedule: Proposed Residential Community Infrastructure Levy Rates	

Produced by the GIS Team, Sevenoaks District Council

5. Proposed CIL Charge

Funding Infrastructure and Ensuring Development is Viable

5.1 A key test of a sound Charging Schedule is that evidence shows that the proposed charge would not put at serious risk overall development of the area². A summary of the methodology and the conclusions from the CIL Viability Assessment are set out in the previous section.

Proposed Level of CIL in the Preliminary Draft Charging Schedule

5.2 National guidance on setting CIL charges³ states that it is for local authorities to decide what the appropriate balance is between the desirability of funding infrastructure through CIL and economic viability of development across its area. In identifying a proposed CIL charge is generally accepted good practice that a charging authority should not set the level at, or near, the limits of viability. Following this guidance ensures that some flexibility is built into the Charging Schedule to allow for any changes in viability considerations over time and in the case that any assumptions in the viability assessment that do not entirely accurately reflect the situation ‘on the ground’. It is proposed that the following levels of CIL are charged:

Development Type	Area A	Area B
Residential	£125 per sq m	£75 per sq m
Large Retail (supermarkets and retail warehouses)	£125 per sq m	
Small Retail (convenience stores and town centre comparison retail)	£50 per sq m	
Other forms of development	£0 per sq m	

Areas A and B are set out on the map, above.

Estimated CIL Receipts for Development Proposed in the LDF Core Strategy

5.3 Through the infrastructure planning process, described previously in this document, SDC has been able to show that a funding gap of approximately £24,000,000 million exists when an indicative list of infrastructure projects required to support development are considered. This takes into account other sources of funding that may realistically be available to deliver these infrastructure projects. When the flood defence scheme in Edenbridge, which may be considered more related to protecting existing development than supporting new, is removed from the list, the funding gap is approximately £13,000,000.

² Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures, para 9.

³ Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures, para 6

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- 5.4 It is estimated that, at the levels of CIL proposed, approximately £5,400,000 million will be secured to fund infrastructure improvements. This is before the 'meaningful proportion' to be paid to town and parish councils has been 'top-sliced' from the receipts. This has been estimated on the basis of the following assumptions:
- The scale of housing development that needs to be delivered to meet the Core Strategy target will be permitted and the distribution of development will broadly accord with the housing trajectory in the 2011 Annual Monitoring Report;
 - Identified sites will be permitted with the percentage of affordable units, which are offered 100% relief from CIL, required by Core Strategy SP3;
 - Annual levels of development will be uniform across the plan period, which will mean that 13% of the dwellings (2 years supply of the 15 years of the plan period remaining) will be delivered before the CIL Charging Schedule comes into force.
 - Average floorspace of newly built dwellings will be 76 sq m (from CABE); and
 - An assumed 10% of the residential floorspace being developed will replace floorspace in existing use, meaning that CIL will not be payable on this element;

Consultation Questions

Do you agree that the proposed level of CIL represents an appropriate balance between the desirability of funding infrastructure through CIL and ensuring that development remains viable?

Do you agree with the need for different CIL levels by use class and/or area within the District?

Do you agree that the estimate for the receipts that CIL will generate is reasonable?

6. Exemptions and Relief

- 6.1 The Community Infrastructure Levy Regulations 2010 (as amended) identify certain types of development that are exempt, offered relief on a mandatory basis or offered relief at the charging authority's discretion. The Government's 'Community Infrastructure Levy Relief: Information Document' should also be taken into account in considering whether development is likely to qualify for relief or exemption from CIL.

Mandatory Exemptions and Relief

- 6.2 The following forms of development are exempt from paying CIL:
- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Reg 6); and
 - developments of under 100 sq m gross internal area that do not result in the development of 1 or more additional dwellings (Reg 42);
 - development by a charity where the development will be used wholly or mainly for charitable purposes (Reg 43).
- 6.3 Developers of social housing are able to apply for relief from paying CIL (Regs. 49 - 54). This relief must be granted by the Charging Authority where the tests in the regulations are met (Reg 49). It is assumed that all affordable housing to be developed in the District will meet the tests in the regulations and that the relief granted will be 100% under the formula set out in regulation 50. Relief must be claimed by the owner of the land, who must assume liability to pay CIL, and must be submitted and processed before the commencement of the chargeable development (Reg. 51). Developers should also be aware of the mechanisms established by regulations 52 and 53, which set out processes that must be followed where land is transferred and situations where relief will be withdrawn, which may occur up to 7 years after development commenced.
- 6.4 SDC will consider preparing additional guidance on the implementation of CIL and the processes to secure exemptions and relief and, if required, publish this alongside the final version of the Charging Schedule.

Discretionary Relief

- 6.5 The Council has the option to offer discretionary relief for:
- development by a charity where the profits of the development will be used for charitable purposes (Regs. 44 - 48); and
 - exceptional circumstances (Regs. 55 - 58).
- 6.6 Claims for relief for development by a charity must be submitted and processed before commencement of the development (Reg. 47). Local authorities offering a charity relief on its investment developments will

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need to ensure that this action does not constitute State Aid. Regulation 48 sets out circumstances where discretionary charitable relief will be withdrawn, which may occur up to 7 years after development commenced.

- 6.7 At its discretion, SDC has the power to offer relief from CIL for developments where there are exceptional circumstances that justify doing so. This relief can only be offered where the CIL charge would have an unacceptable impact on viability, the cost of complying with a planning obligation is greater than the cost of complying with CIL and the grant of relief would not constitute State Aid. As a result of the requirement for relief to be State Aid compliant, it is anticipated that this relief will only be available in genuinely exceptional circumstances if it is offered at all. The Government's 'Community Infrastructure Levy Relief: Information Document' (para 90) sets out the criteria for assessing whether an action constitutes State Aid and suggests that in almost all cases any relief would do so (para 92).
- 6.8 Charging Authorities' policies on exemptions and relief do not have to be set out at the same time that a Charging Schedule is prepared and do not need to be subject to Examination. If considered appropriate, SDC proposes to set out policies on discretionary relief in a separate policy document to come into effect at the same time as the Charging Schedule, in accordance with the relevant regulations.

Consultation Questions

Do you agree that the Council's interpretation of the legislation regarding exemptions and relief is correct?

Do you consider that the Council should offer discretionary relief for:

- a) development by a charity where the profits from development will be used for charitable purposes?*
- b) exceptional circumstances?*

What exceptional circumstances do you think should justify relief?

7. Monitoring and Reporting

SDC

- 7.1 Once the CIL Charging Schedule has been adopted, SDC will publish annual reports on:
- the money collected in the financial year;
 - the total amount of money spent in the financial year;
 - a summary of
 - what CIL has been spent on;
 - how much money has been spent on each scheme;
 - how much money has been spent to repay funds previously secured to forward fund infrastructure, including on interest payments; and
 - how much money has been spent on administrative costs;
 - the money that remains unspent at the end of the financial year.
- 7.2 The report will be published on the Council's website in the December following the financial year, along with, or as part of, the Council's Annual Monitoring Report for the LDF.
- 7.3 CIL receipts will only be transferred to infrastructure providers that can provide sufficient information to allow SDC to meet these monitoring requirements.
- 7.4 SDC is able to spend a proportion of the CIL receipts on the administration of the scheme. It will ensure that this spending is kept to a minimum to ensure that as much of the money received as possible is spent on infrastructure required to support development in the District.

Town and Parish Councils

- 7.5 It is anticipated that town and parish councils will have to report annually on the CIL receipts in the same way that SDC will be required to. This issue should be clarified when the Government publishes additional CIL regulations later in 2012.

Consultation Questions

Do you agree that the monitoring arrangements for SDC proposed are appropriate?

Do you agree that similar monitoring arrangements to those for SDC should be placed on town and parish councils?

8. Implementation

Further Guidance

- 8.1 This document sets out only information that is considered to be necessary or relevant to the preparation of SDC's CIL Charging Schedule. The Planning Act 2008 (as amended), the Community Infrastructure Levy Regulations 2010 (as amended) and CLG's guidance documents contain further detail on the mechanisms that need to be followed in implementing CIL. This includes certificates that persons liable to a CIL Charge must obtain before commencing development, information that must be provided to charging authorities and any enforcement action that may be required as a result of non-compliance. Developers and agents should ensure that they are aware of the mechanisms set out in these documents in time for the implementation of CIL in Sevenoaks District, which is expected towards the end of 2013. SDC will consider whether it is necessary to produce a guidance document on CIL procedures that can supplement nationally available documents and summarise procedures in a sound manner. If it is considered appropriate to produce a guidance document on implementation, SDC will aim to publish this prior to the CIL Charging Schedule coming into force.

Implementation Plan

- 8.2 SDC will prepare an implementation plan for the introduction of the Community Infrastructure Levy, which, amongst other things, will address how the Council will prioritise infrastructure projects to allocate CIL receipts to and how the use of CIL receipts will be monitored. SDC will publish this document prior to the Charging Schedule coming into force.

Instalments Policy

- 8.3 Local authorities have the flexibility to introduce instalments policies for the payment of CIL (regulation 69B of the CIL Regulations 2010, as amended by the 2011 regulations). This does not have to be subjected to examination along with the Charging Schedule. Where an instalment policy is not in place, the CIL charge is payable in full 60 days after the intended commencement date of the development (regulation 70). Any instalments policy must require payments a certain number of days after the commencement of development. SDC could not link instalment payments to the completion or occupation of a certain number of dwellings, as has sometimes been the case with s106 contributions.
- 8.4 The flexibility to pay in instalments may help to improve the cash-flow of developments and ensure that those that are of marginal viability proceed. On larger schemes in particular, an instalments policy may allow a developer to sell a number of units before all of the CIL charge is paid to the Council. However, an instalments policy will increase the amount time and resources that are spent on administering CIL at both the Council and developers. The Council are able to seek to cover their CIL administration

costs and any increase in these may lead to a decrease in the secured funds that can be spent on infrastructure. Given these issues, the Council seeks the views of stakeholders on the following consultation questions.

- 8.5 If considered appropriate, SDC proposes to set out an instalments policy in a separate policy document to come into effect at the same time as the Charging Schedule, in accordance with the relevant regulations.

Consultation Questions

Do you think that SDC should introduce an instalments policy for the payment of CIL?

If so, how should the total CIL payment be split between instalments and what do you think are suitable periods after commencement for CIL instalments to be payable?

What do you think is a reasonable threshold below which developers will not be able to pay CIL in instalments?

Appendix A: Preliminary Draft Charging Schedule

COMMUNITY INFRASTRUCTURE LEVY:
PRELIMINARY DRAFT CHARGING SCHEDULE

JUNE 2012

Background

This document is an initial draft of the Community Infrastructure Levy Charging Schedule for Sevenoaks District. It is subject to consultation between X June/July 2012 and X July/August 2012. Views expressed on the Charging Schedule and the supporting consultation document will be taken into account in preparing the final version of the Schedule.

Charging Authority

The Charging Authority will be Sevenoaks District Council.

Date of Approval

It is anticipated that the Charging Schedule will be subject to independent examination in summer 2013 and adopted in late 2013.

Date of Effect

It is anticipated that the Charging Schedule will come into effect in late 2013 / early 2014.

Statutory Compliance

The draft Charging Schedule will need to be approved and published in accordance with the Community Infrastructure Levy Regulations 2010 and Part 11 of the Planning Act 2008.

In setting the CIL rate the Council will need to take account of

- the desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

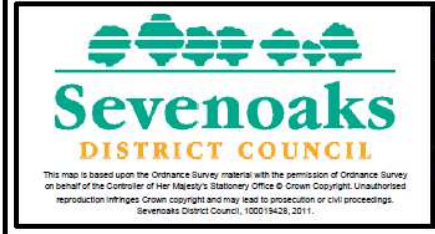
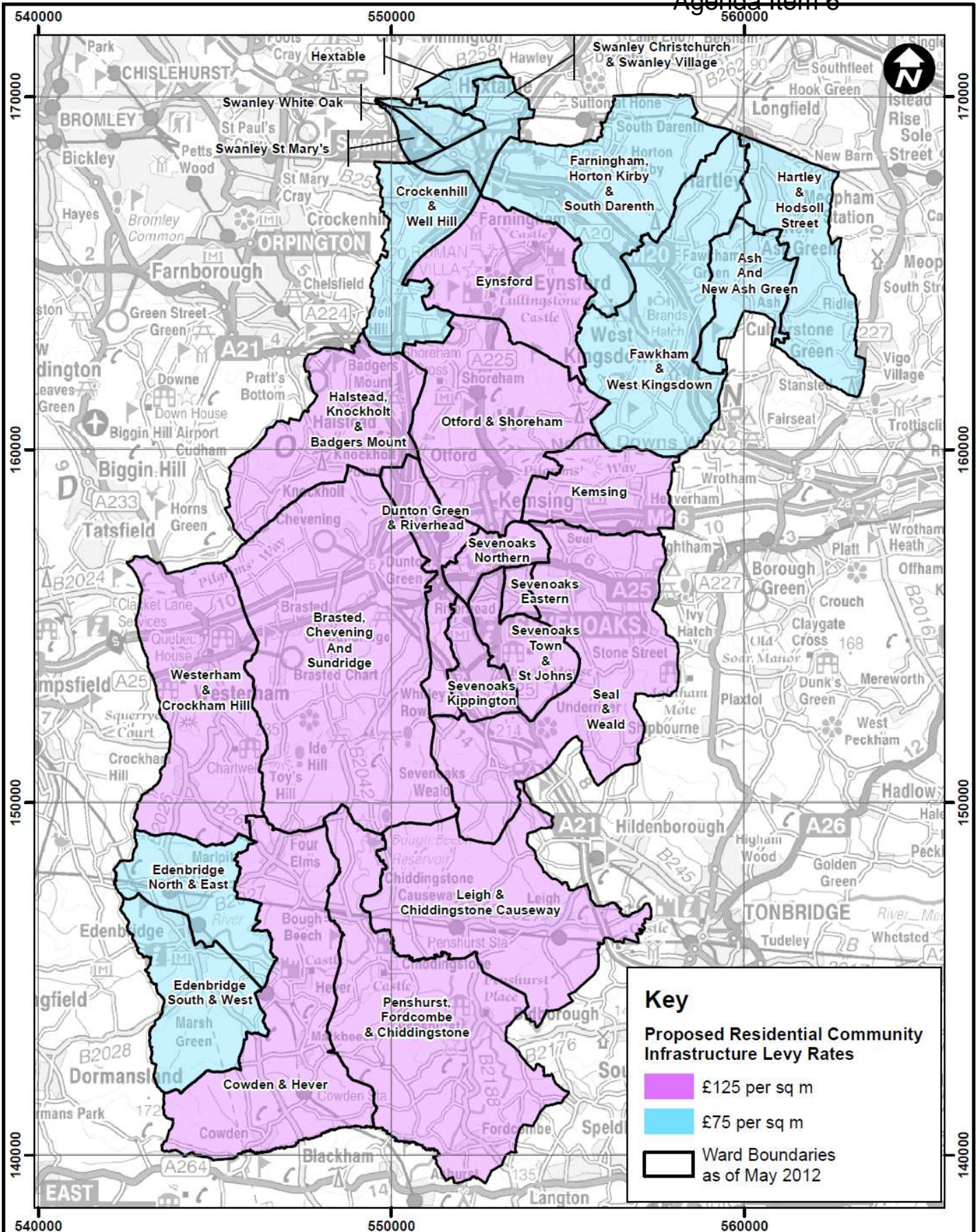
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The CIL Rate

Developers will be liable to pay the following CIL rates in Sevenoaks District, subject to any exemptions, relief or reductions that may be available under the CIL regulations or local discretionary exemptions:

Development Type	Area A	Area B
Residential	£125 per sq m	£75 per sq m
Large Retail (supermarkets and retail warehouses)	£125 per sq m	
Small Retail (convenience stores and town centre comparison retail)	£50 per sq m	
Other forms of development	£0 per sq m	

Areas A and B are set out on the map, below



Proposed Residential Community Infrastructure Levy Rates	
Sevenoaks District Council	Scale: 1:140,000 Date: May 2012
Preliminary Draft CIL Charging Schedule: Proposed Residential Community Infrastructure Levy Rates	
Produced by the GIS Team, Sevenoaks District Council	

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Calculating how much CIL developers will pay.

Calculating the Charge

SDC will calculate the amount of CIL payable (“chargeable amount”) in respect of a chargeable development in accordance with regulation 40 of the Community Infrastructure Levy Regulations 2010, as amended in 2011.

Inflation

Under Regulation 40, the CIL rate will be updated annually for inflation in accordance with the Royal Institute of Chartered Surveyors “All In Tender Price Index”.

Existing Floorspace on a Development Site

Regulation 40 provides that the total floorspace of any existing buildings on a development site should be subtracted from the floorspace of the chargeable development, where the existing buildings have been in use for at least six months within the period of 12 months ending on the day planning permission first permits the chargeable development.

CIL will not be payable on change of use.

Exemptions and Relief

The following forms of development are exempt from paying CIL:

- buildings into which people do not normally go, or go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery (Reg 6); and
- developments of under 100 sq m that do not result in the creation of 1 or more additional dwellings (Reg 42);
- development by a charity where the development will be used wholly or mainly for charitable purposes (Reg 43).

The following types of development are able to apply for relief from paying CIL:

- social housing (Reg. 48, 49, 50, 51, 52, 53, 54).

In addition, the Council has the option to offer discretionary relief for

- development by a charity where the profits of the development will be used for charitable purposes (Regs. 44, 45, 46, 47, 48); and
- exceptional circumstances (Regs. 55, 56, 57, 58)

The Council’s policies on whether discretionary relief is offered will be set out in a separate policy document, in accordance with the relevant regulations.



DRAFT

COMMUNITY INFRASTRUCTURE LEVY:

INFRASTRUCTURE PLAN

JUNE 2012

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Background

- 1.1 This infrastructure plan supports an initial consultation on the Community Infrastructure Levy in Sevenoaks District, which includes a 'preliminary draft' Charging Schedule. It has been prepared following a period of consultation with local infrastructure providers (including internal SDC stakeholders) and town and parish councils.
- 1.2 In preparing infrastructure plans to support CIL Charging Schedules, it is recognised that it is difficult to predict the infrastructure that is required with a high degree of certainty. The guidance and legislation on CIL does not require SDC to commit funding to projects identified in this document once CIL has been adopted. The Council will have the flexibility to spend CIL receipts on any other type of infrastructure that is considered to be a priority at the time. In this way, the Council will be able to provide funding for infrastructure to support development in locations that are not currently anticipated.

The Community Infrastructure Levy and Charging Schedules

- 2.1 The Community Infrastructure Levy (CIL) is a locally set standard charge that can be applied to new development to fund infrastructure. It is calculated in £ per sq m of new development. In order to charge CIL, charging authorities must prepare a Charging Schedule. Sevenoaks District Council is the charging authority for Sevenoaks District.

Infrastructure

- 3.1 In accordance with the legislation (Section 216 of the Planning Act), CIL must be used to fund infrastructure to support the development of its area. CIL may be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure.
- 3.2 The Planning Act identifies the types of infrastructure that should be considered for funding through CIL, although the list is not definitive. These are:
 - (a) roads and other transport facilities,
 - (b) flood defences,
 - (c) schools and other educational facilities,
 - (d) medical facilities,
 - (e) sporting and recreational facilities, and
 - (f) open spaces.
- 3.3 CIL should usually be used to provide contributions for infrastructure improvements that serve a wider area than just the specific development site or where more than 5 contributions will need to be pooled to deliver the new infrastructure or improvement. Site specific infrastructure will continue to be secured through planning obligations. The following is a list of the types of infrastructure that will be funded through planning obligations.

- Site specific highway works;
 - On-site open space, for example children's play areas;
 - Site specific biodiversity mitigation and improvement;
 - On-site crime reduction and emergency services infrastructure, for example CCTV or fire hydrants; and
 - Site specific Public Rights of Way diversions or impact mitigation.
- 3.4 In addition, affordable housing provision and contributions will continue to be secured through planning obligations.
- 3.5 Other mechanisms exist to ensure that developers provide sufficient infrastructure or financial payments to ensure that new development is provided with the necessary utilities, including water and sewerage infrastructure. SDC will support the timely provision of the necessary infrastructure. The costs of providing this infrastructure should be taken into account in establishing the viability of development.

Local Development Framework and Development Proposed in Sevenoaks District

Local Development Framework

- 4.1 Sevenoaks District Council adopted the Local Development Framework Core Strategy for the District in February 2011. The Core Strategy sets out policies on the overall scale and distribution of development and strategic policies that will be used to determine the type of development that comes forward and protect the natural and built environment. The Core Strategy provides for the development of 3,300 new dwellings to be built in Sevenoaks over the period 2006-2026.
- 4.2 SDC is currently preparing the Allocations and Development Management Policies DPD (ADM DPD). This will identify new land use allocations for housing, employment and boundaries for other land use designations such as the Green Belt and AONB. The allocations will provide sufficient development sites to ensure that the Council can meet the remainder of the target for new dwellings to 2026 (approximately 1200 dwellings).

Development Proposed in Sevenoaks District

- 4.3 The adopted Sevenoaks District LDF Core Strategy plans for the development of 3,300 dwellings in the period 2006-2026. SDC's most recent [Annual Monitoring Report](#) sets out the housing land supply position within the District at 31 March 2011. 1186 additional dwellings had been completed in the period 2006-2011. A further 1120¹ additional dwellings have extant planning consent. To meet the remaining requirement, the Council has identified the potential for 819 dwellings to be developed on sites identified in the Strategic Housing Land Availability Assessment which

¹ This figure is subject to a non-implementation rate of 7% on sites under 0.2 ha and 4% on sites of 0.2 ha and over. These rates are based on previously identified trends.

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are consistent with strategic Core Strategy Policies and forecasts the development of 350 dwellings on small, as yet unidentified, sites in the last 5 years of the plan period. This will mean that the Council will have a sufficient supply of new housing to meet or exceed the Core Strategy requirement of 3,300 dwellings.

- 4.4 The numbers of additional dwellings that are expected to be permitted and developed in the period to 2026 by the housing trajectory in the 2011 Annual Monitoring Report are:

Sevenoaks Urban Area	368
Swanley	464
Edenbridge	52
Rest of District	285
Total	1169

- 4.5 In addition to this residential development, the Core Strategy proposes the development of approximately 4,000 sq m of new retail floorspace in Sevenoaks, the development of 4.1ha of employment land at Broom Hill in Swanley and the redevelopment of Swanley Town Centre.

Population Forecasts

- 4.6 In most cases, the need for additional or improved infrastructure is likely to result from an increase in population as a result of development, rather than the increase in the number of dwellings itself.
- 4.7 Kent County Council's most recent strategy-based [demographic forecasts](#) predict that, on the basis of the number of dwellings remaining to be developed over the Core Strategy period in the District, the total population in Sevenoaks District will increase from 114,100 in 2010 to 114,200 in 2026. These forecasts indicate that, at the District-wide level, any increase in population as a result of new development will largely be offset by the impact of wider demographic changes, such as more single person households. In assessing the appropriate contribution for District-wide infrastructure, it is considered that providers should assess the impact of development on population by applying these forecasts.
- 4.8 Where new infrastructure is required at the local level within the District or a specific new development, for example a new local play area, the requirement will be more closely related to the new population moving into the new development regardless of where they have moved from and of the impact of wider demographic changes. In this case, SDC consider it appropriate that assessments of the impact of development assume local population increase will be equivalent to the average household size in the District (2.43 in the 2001 Census) multiplied by the number of dwellings.
- 4.9 Other organisations have taken different approaches to considering the impacts of development on population growth. SDC will review these approaches and consider their suitability prior to the preparation of the pre-submission consultation version of the Charging Schedule. Their

schemes have been included in the draft CIL Infrastructure Plan, prior to this review.

Infrastructure Planning

- 5.1 This infrastructure plan was developed following consultation with local infrastructure providers and town and parish councils between February and April 2012. All consultees were sent an information pack that explained the background to CIL, set out the level of development expected to come forward in the District, set out the population forecasts and explained the information that the Council required in preparing a CIL Charging Schedule. In particular, information was requested on:
- What infrastructure projects are expected to be required;
 - Why the infrastructure projects are required as a result of development;
 - When the infrastructure projects are expected to be required; and
 - The expected cost of delivering the infrastructure and the funding that is already committed to delivering it.
- 5.2 Information provided to the Council was reviewed and categorised into the three schedules that are set out in appendices A, B and C. These schedules are:

Potential Strategic Schemes for CIL Funding

- 5.3 These schemes are considered to be potentially strategically important in facilitating the scale and distribution of development proposed in the District in the LDF. This may be because these schemes have been identified as required in the Infrastructure Delivery Plan Schedule of the Core Strategy or the background evidence (such as the Open Space, Sport and Recreation Study) or because they are considered to generally support development in accordance with the Core Strategy and the Council's trajectory.
- 5.4 The infrastructure that CIL will be used to fund is dependent on where and when development comes forward in the District. Therefore, this list should be treated as purely indicative. Under the CIL guidance and legislation, CIL receipts can be used for other infrastructure projects to support development.
- 5.5 These schemes have been used to identify a funding gap, which the Council is required to show to justify the CIL charge. Therefore, only schemes that have been costed and where information on other committed funding has been provided have been included in this list. CIL receipts are unlikely to be available to fund these schemes in their entirety

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but may be able to form part of packages of funding to meet the identified funding gaps. In calculating the funding gap, the likely cost of providing the infrastructure required post-2014, when the CIL Charging Schedule is expected to be adopted, has been estimated by the Council.

- 5.6 Some schemes will support existing as well as new development. Whilst the total cost of the scheme is included in the schedule, in reality it will only be appropriate for development to meet a proportion of the cost based on the extent to which it will support new development.

Potential local schemes for CIL funding

- 5.7 These schemes have predominately been identified by town and parish councils in their submissions to SDC. These schemes are considered to be locally important and provide an indication of the types of schemes that town and parish councils may provide through the 'meaningful proportion' of CIL transferred to them.
- 5.8 The lack of inclusion of these schemes in the schedule of potentially strategic schemes does not necessarily mean that town and parish councils will only be able to deliver these schemes using the CIL receipts paid directly to them. SDC may transfer additional funds to town and parish councils to deliver these schemes where they are considered priorities to support development.
- 5.9 These schemes have not been taken into account in identifying the CIL funding gap because their delivery is considered to be dependent on development coming forward in the particular local area.
- 5.10 Town and parish councils will not be limited to spending CIL receipts on schemes identified in this schedule.

Other proposed schemes

- 5.11 These schemes have been suggested to the Council as those that could be funded through CIL, primarily by town and parish councils. However, they have not been included in the 'strategic' or 'local' priority lists because:
- more information is required on the scheme;
 - they require delivery by an organisation that has not currently indicated a proposal to deliver it (it is hoped that these bodies will respond to the scheme proposals following the publication of this document); or
 - they are not considered to be appropriate uses of CIL.
- 5.12 The lack of inclusion of these schemes in either the strategic or local priority schedules does not necessarily preclude the scheme promoter seeking CIL funding for these schemes if needs change or if further evidence of need or of the specific details of the project to be developed becomes available in the future. The inclusion of schemes in this list may simply indicate that additional information or commitment from another organisation is required. As stated previously, SDC and town and parish

councils are not limited to providing funding for those schemes identified in the 'strategic' or 'local' priority infrastructure lists.

Summary

Scheme Type	Lead Body	Cost	Committed Funding *	Funding Gap
Transport Schemes, including Urban Traffic Management Control (UTMC) system for Sevenoaks and Implementation of selected routes from the Sevenoaks Cycling Strategy	Kent County Council	£1,980,000 - £2,130,000 (£2,055,000 assumed)	£0	£2,055,000
Flood Defence and Water Quality Infrastructure, including flood defence scheme in Edenbridge	Environment Agency	£11,300,000	£0	£11,300,000
Schools, including primary and secondary in Sevenoaks and Swanley	Kent County Council	£4,380,690	£0	£4,380,690
Health Care, including improvements to existing facilities in Sevenoaks, Swanley and Edenbridge	NHS	£1,021,238	£0	£1,021,238
Community facilities, including improvements to libraries, community learning, community	Kent County Council and Sevenoaks District Council	£1,189,798	£0	£1,189,798

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development work to integrate new residents and SDC's youth zone scheme.				
Open Space, Sport and Recreation , including the redevelopment of Whiteoak Leisure Centre, provision of outdoor 'Green Gyms', provision of allotments in Sevenoaks and Swanley and additional facilities or extensions to wildlife sites.	Scheme-dependent, includes Sevenoaks District Council, Kent Wildlife Trust, North West Kent Countryside Partnership, Edenbridge Town Council and Sevenoaks Town Council	£7,485,250 - £7,487,250 (£7,486,250 assumed)	£3,501,000	£3,984,250 - £3,986,250 (£3,985,250 assumed)

Total	£27,432,976	£3,501,000	£23,931,976
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* i.e. forecast Council Tax or Grant increase as a result of development, existing resources or revenue from redevelopment of other sites.

Status

- 5.13 In preparing a CIL Charging Schedule, SDC does not need to indicate the infrastructure that CIL receipts will be used to fund in advance. Instead, it simply needs to identify the types of infrastructure that may be required to support development and the additional funding that is required to deliver them. Therefore, the lists provided in appendices A, B and C of this document are purely indicative of the schemes that may be funded through CIL. These lists will continue to be reviewed as priorities change and more evidence is brought forward about the schemes suggested.
- 5.14 The lists of schemes have been produced following an initial period of consultation with infrastructure providers and not a robust assessment of the necessity of the schemes suggested or the appropriate split between contributions from CIL and other funding available for providing services for existing communities. As the Council considers these schemes further or additional evidence is provided, the inclusion of the schemes or the details may change. It is likely that the estimated funding gap will reduce. Inclusion of schemes in the 'strategic priority' list does not guarantee that the Council will view them as a priority and make CIL funding available at the time that development comes forward. Infrastructure providers may

be asked to provide evidence to justify a release of funds once CIL receipts are received.

- 5.15 Once the CIL Charging Schedule has been adopted, Local planning authorities can identify what infrastructure will be funded through CIL so that planning obligations can continue to be negotiated for other infrastructure. In order to do this, charging authorities can publish a list of infrastructure to which CIL will contribute on its website. This list is sometimes referred to as a Regulation 123 list. This list does not need to be the same as the infrastructure plan which is submitted to support the Charging Schedule at Examination and can be reviewed at any time.

Core Strategy Infrastructure Delivery Plan

- 5.16 SDC's existing Infrastructure Delivery Plan is set out at appendix 4 to the adopted [Core Strategy](#). This document was prepared in 2010 and had regard to the information provided by infrastructure providers in written correspondence with the Council or in existing or emerging strategy documents. The Core Strategy is clear that this is to be treated as a live document. SDC will use the information provided through the process of preparing the CIL Charging Schedule to develop an amended Infrastructure Delivery Plan.

Appendix A: Potential strategic schemes for CIL funding

These schemes are considered to be potentially strategically important in facilitating the scale and distribution of development proposed in the District. They have been used to identify a funding gap, which justifies the CIL charge. CIL receipts are unlikely to be available to fund these schemes in their entirety but will need to form part of packages of funding to meet the identified funding gaps.

Scheme	Location	Need for Scheme	Timescale	Lead Body	Cost	Funding Committed	Funding Gap	Source
Urban Traffic Management Control (UTMC)	Sevenoaks Town	To help alleviate congestion, monitor and improve air quality, including at existing Air Quality Management Areas, and monitor HGV traffic. Real time bus running information at key bus stops would also be provided through the scheme.	2014-2018	Kent County Council	£540,000 - £690,000 (£615,000 assumed)	£0	£615,000	KCC Highways response to CIL infrastructure consultation
Implementation of selected routes from the Sevenoaks District Cycling Strategy (note: these routes have been selected to give an indication of the cost of implementing the strategy and does not mean that other routes can not be funded through CIL)	<p><u>Route 1</u> - East-west route across northern Sevenoaks (£480K)</p> <p><u>Route 6</u> - North-south route connecting Otford and Sevenoaks - urban and leisure route (£600K)</p> <p><u>Route 7</u> - Link between the Sevenoaks Railway Station and town centre (£120K)</p> <p><u>Route 13</u> - Link from existing London Road, Swanley, cycle lane to the town centre</p> <p><u>Route 14 and 15</u> - Route connecting Swanley town centre to Swanley Railway station.</p> <p><u>Route 19</u> - Link to Swanley Station from High Street (£240K for 3 Swanley schemes)</p>	To enable more people to cycle more safely in the district so as to encourage a shift towards more sustainable transport choices, therefore reducing congestion and poor air quality, and healthy leisure activities.	2014-2018	Kent County Council	£1,440,000	£0	£1,440,000	KCC Highways response to CIL infrastructure consultation
Community fund to support local regeneration projects in Swanley	Swanley	To ensure that new development in Swanley contributes to the regeneration priorities in the town.	2014 - onwards	Sevenoaks District Council and partners	£201,066 (based on £500 per dwelling over period 2014 - 2026)	£0	£201,066	SDC Core Strategy and Draft Developer Contributions SPD
Identification, design and construction of schemes to reduce the impact of pollution from surface water outfalls on water quality in the District.	Sevenoaks District	To address problem surface water outfalls in Sevenoaks District that impact on surface water quality.	2015	Environment Agency	£300,000	£0	£300,000	Environment Agency response to CIL infrastructure consultation

Edenbridge Flood Alleviation Scheme	Edenbridge	To reduce flood risk in Edenbridge (note: funding from CIL will only be allocated where development at a potential risk of flooding occurs)	Unknown	Environment Agency	£11,000,000	£0	£11,000,000	Environment Agency response to CIL infrastructure consultation
Provision of new allotments in Edenbridge	Edenbridge (North and East ward)	Proposal by Edenbridge Town Council to resolve a deficiency identified in the Open Space, Sport and Recreation Study.	2012 - onwards	Edenbridge Town Council	£8,000 - £10,000 (£9,000 assumed)	£1,000	£8,000	Edenbridge Town Council response to CIL infrastructure consultation
Improvements to existing nature reserves in Sevenoaks District (Darent Triangle Living Landscape)	North of Sevenoaks District (including Sevenoaks Wildlife Reserve; Fackenden Down, Shoreham; Kemsing Down; and Polhill Bank)	To provide improved access to natural and semi natural green space for increased population in Sevenoaks District.	2012 – onwards	Kent Wildlife Trust	£156,000 (over period 2014 – 2026)	£0	£156,000	Kent Wildlife Trust response to CIL infrastructure consultation
Improvements to existing nature reserves in Sevenoaks District (Sevenoaks Living Landscape Project)	South of Sevenoaks District (including Sevenoaks Common and Bough Beech Nature Reserve)	To provide improved access to natural and semi natural green space for increased population in Sevenoaks District.	2012 – onwards	Kent Wildlife Trust	£130,000 (over period 2014-2026)	£0	£130,000	Kent Wildlife Trust response to CIL infrastructure consultation
Capacity expansion at Edenbridge Primary School	Edenbridge Primary School	To provide an increased number of primary school places required as a result of new development.	2012 – onwards	Kent County Council	£229,785 (over period 2014-2026)	£0	£229,785	Kent County Council response to CIL infrastructure consultation
Capacity expansion at Hartley, New Ash Green and surrounding area primary schools	North of Sevenoaks District	To provide an increased number of primary school places required as a result of new development.	2012 – onwards	Kent County Council	£313,351 (over period 2014-2026)	£0	£313,351	Kent County Council response to CIL infrastructure consultation
Capacity expansion at primary schools in 'rural' Sevenoaks District	Rural areas of Sevenoaks District	To provide an increased number of primary school places required as a result of new development.	2012 – onwards	Kent County Council	£396,047 (over period 2014-2026)	£0	£396,047	Kent County Council response to CIL infrastructure consultation
Capacity expansion at primary schools in Sevenoaks Urban Area	Sevenoaks Urban Area	To provide an increased number of primary school places required as a result of new development.	2012 – onwards	Kent County Council	£180,304 (over period 2014-2026)	£0	£180,304	Kent County Council response to CIL infrastructure consultation
Capacity expansion at Swanley primary schools	Swanley	To provide an increased number of primary school places required as a result of new development.	2012 – onwards	Kent County Council	£858,900 (over period 2014-2026)	£0	£858,900	Kent County Council response to CIL infrastructure consultation
Capacity expansion at Knole Academy	Knole Academy	To provide an increased number of secondary school places required as a result of new development.	2012 – onwards	Kent County Council	£1,591,615 (over period 2014-2026)	£0	£1,591,615	Kent County Council response to CIL infrastructure consultation

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Capacity expansion at Swanley secondary schools	Swanley	To provide an increased number of secondary school places required as a result of new development.	2012 – onwards	Kent County Council	£810,688 (over period 2014-2026)	£0	£810,688	Kent County Council response to CIL infrastructure consultation
Adult Social Services projects - Building community capacity and providing assistive technology	Sevenoaks District	To provide additional support to new clients of Adult Social Services moving into the District as a result of development.	2012 – onwards	Kent County Council	£11,520 (over period 2014-2026)	£0	£11,520	Kent County Council response to CIL infrastructure consultation
Libraries – District-wide book stock	Sevenoaks District	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£51,381 (over period 2014-2026)	£0	£51,381	Kent County Council response to CIL infrastructure consultation
Edenbridge Library – extended opening hours and additional staff	Edenbridge	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£10,590 (over period 2014-2026)	£0	£10,590	Kent County Council response to CIL infrastructure consultation
New Ash Green Library – extended opening hours and additional staff	New Ash Green	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£17,864 (over period 2014-2026)	£0	£17,864	Kent County Council response to CIL infrastructure consultation
Sevenoaks Library – extended opening hours and additional staff	Sevenoaks	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£118,177 (over period 2014-2026)	£0	£118,177	Kent County Council response to CIL infrastructure consultation
Mobile Library - extended opening hours and additional staff	Sevenoaks District	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£568 (over period 2014-2026)	£0	£568	Kent County Council response to CIL infrastructure consultation
Community learning – additional equipment, staffing and class room hours at adult education centres and through outreach	Sevenoaks District	To provide additional community learning facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£41,632 (over period 2014-2026)	£0	£41,632	Kent County Council response to CIL infrastructure consultation
Improvements and extensions of existing primary health care facilities in Sevenoaks District.	Based on existing identified sites: <ul style="list-style-type: none"> • Sevenoaks: Town Medical Centre; • Swanley: A number of options identified, including Oaks and Cedars surgeries, Swanley; • Edenbridge: A number of options identified, including Edenbridge Surgery; • Rest of District: <ul style="list-style-type: none"> - Kent House Surgery (Longfield) - New Ash Green Surgery - Winterton Surgery (Westerham) 	To provide additional primary health care capacity to support development where it occurs.	2012 - onwards	NHS	£1,021,238 (over period 2014-2026)	£0	£1,021,238	NHS response to CIL infrastructure consultation

Increased provision of allotments in Sevenoaks town	Sevenoaks town	Proposal by Sevenoaks Town Council to resolve a deficiency identified in the Open Space, Sport and Recreation Study.	2012 – 2017	Sevenoaks Town Council	£5,500 (over period 2014 – 2026)	£0	£5,500	Sevenoaks Town Council response to infrastructure consultation
Redevelopment of Whiteoak Leisure Centre	Swanley	To provide modern sports and recreation facilities in Swanley.	Unknown	Sevenoaks District Council	£7,000,000	£3,500,000	£3,500,000	Internal SDC consultation.
Restoration of Bradbourne Lakes	Bradbourne Lakes, Sevenoaks Town	To provide improved access to natural and semi natural green space for increased population in Sevenoaks District.	2013 – onwards	North Kent Countryside Partnership	£20,750	£0	£20,750	Internal SDC consultation and consultation with North West Kent Countryside Partnership
Community development work to bring old and new communities together	Sevenoaks District	To integrate new residents into the community.	2014 – onwards	Sevenoaks District Council	£455,000	£0	£455,000	Internal SDC consultation.
Outdoor green gyms	Sevenoaks District	To provide sport and recreation facilities for new and existing residents.	2014 – onwards	Sevenoaks District Council	£165,000	£0	£165,000	Internal SDC consultation.
Replacement and/or additional Youth Zone Plans	Sevenoaks District	To ensure that SDC is able to provide its youth services to new residents.	2014 – onwards	Sevenoaks District Council	£282,000	£0	£282,000	Internal SDC consultation.

Total	£27,432,976	£3,501,000	£23,931,976
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Appendix B: Potential local schemes for CIL funding

These schemes are considered to be locally important and provide an indication of the types of schemes that town and parish councils may provide through the 'meaningful proportion' of CIL transferred to them. SDC may transfer additional funds to town and parish councils to deliver these schemes where they are considered priorities to support development. These schemes have been identified through consultation with all town and parish councils between February and April 2012 but have not been taken into account in identifying the CIL funding gap because their delivery is considered to be dependent on development coming forward in the particular local area. Town and parish councils will not be limited to spending CIL receipts on schemes identified in this schedule.

Scheme	Location	Need for Scheme	Timescale	Lead Body	Cost	Funding Committed	Funding Gap	Source
Provision of new burial ground in Ash-cum-Ridley Parish	Ash-cum-Ridley Parish	To provide additional space for burials when plots on the existing ground run out in approx. 5 years.	2017	Ash-cum-Ridley Parish Council	£50,000	£33,000	£17,000	Ash-cum-Ridley Parish Council response to CIL infrastructure consultation
Refurbishment of Village Halls and Youth and Community Centre in Ash-cum-Ridley Parish	New Ash Green, Ash and Hodsoll Street	To ensure that existing facilities have a long term future.	Unknown	Hall Managers / committees with Ash-cum-Ridley Parish Council involvement	£400,000	Unknown	Unknown	Ash-cum-Ridley Parish Council response to CIL infrastructure consultation
Refurbishment of Brasted Playground	Brasted	To ensure that equipment meets existing safety standards.	2014	Brasted Parish Council	£40,000	£0	£40,000	Brasted Parish Council response to CIL infrastructure consultation
New Pavilion at Chipstead Common	Chipstead Common	To upgrade existing facilities which are in a poor state of repair. Increased usage expected as a result of any development.	2014	Chevening Parish Council	£100,000	£0	£100,000	Chevening Parish Council response to CIL infrastructure consultation
Improved playground at Chipstead Recreation Ground	Chipstead Recreation Ground	To improve the existing well used facility.	2014	Chevening Parish Council	£50,000 - £75,000	£0	£50,000 - £75,000	Chevening Parish Council response to CIL infrastructure consultation
Edenbridge Cemetery Extension	Edenbridge Cemetery	To provide additional burial places. Current capacity is only 10 years.	2013 - onwards	Edenbridge Town Council	£85,000	£2,000	£83,000	Edenbridge Town Council response to CIL infrastructure consultation
Senior / Fitness Play Equipment	Edenbridge town	Local desire to meet a gap in existing provision.	2020	Edenbridge Town Council	£40,000	£0	£40,000	Edenbridge Town Council response to CIL infrastructure consultation

Marsh Green Playground refurbishment	Marsh Green	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2020	Edenbridge Town Council	£45,000	£0	£45,000	Edenbridge Town Council response to CIL infrastructure consultation
Edenbridge Recreation Ground playground refurbishment	Edenbridge town	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2015	Edenbridge Town Council	£80,000	£0	£80,000	Edenbridge Town Council response to CIL infrastructure consultation
Spittals Cross playground refurbishment	Spittals Cross	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2013 - onwards	Edenbridge Town Council	£65,000	£0	£65,000	Edenbridge Town Council response to CIL infrastructure consultation
Stangrove Park (Edenbridge) playground refurbishment	Edenbridge town	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2012 & 2025	Edenbridge Town Council	£80,000	£0	£80,000	Edenbridge Town Council response to CIL infrastructure consultation
Replacement of street lights in the Edenbridge town council area	Edenbridge Town Council area	To maintain / replace 210 ageing street lights	2012 - onwards	Edenbridge Town Council	£420,000	£0	£420,000	Edenbridge Town Council response to CIL infrastructure consultation
BMX & Skate ramp improvements	Edenbridge Town Council area	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2020	Edenbridge Town Council	£50,000	£0	£50,000	Edenbridge Town Council response to CIL infrastructure consultation
Improvements to the Stag Community Arts Centre	Sevenoaks town	To ensure audience development and the long term sustainability of the Stag	2012 - 2017	Sevenoaks Town Council	£300,000	£30,000	£270,000	Sevenoaks Town Council response to CIL infrastructure consultation
Improvements to Raleys Gymnasium	Sevenoaks town	Current facility is no longer fit for purpose and does not enable equal access	2012-2017	Sevenoaks Town Council	£1,000,000	£65,500	£934,500	Sevenoaks Town Council response to CIL infrastructure consultation
Sevenoaks Community Centre Redevelopment	Sevenoaks town	Current facility is not fit for purpose	2012-2022	Sevenoaks Town Council	£1,000,000	£0	£1,000,000	Sevenoaks Town Council response to CIL infrastructure consultation
Relocation of Sevenoaks Town Council offices	Sevenoaks town	To increase public footfall to enable Sevenoaks Town Council to offer an improved service level	2012-2022	Sevenoaks Town Council	£1,000,000	£0	£1,000,000	Sevenoaks Town Council response to CIL infrastructure consultation

Indoor Cricket School Provision in Sevenoaks town	Sevenoaks town	Current facility is not fit for purpose	2012-2017	Sevenoaks Town Council	£400,000	£65,000	£335,000	Sevenoaks Town Council response to CIL infrastructure consultation
Sevenoaks Town Partnership projects	Sevenoaks town	To enable the Partnership to continue to invest in the long term economic and social stability of Sevenoaks Town	2012 - ongoing	Sevenoaks Town Council	£260,000 (over period 2014 - 2026)	£169,000 (over period 2014 - 2026)	£91,000 (over period 2014 - 2026)	Sevenoaks Town Council response to CIL infrastructure consultation
Vine Cricket Pavilion	Sevenoaks town	To improve existing facility and improve disabled access	2012 - 2022	Sevenoaks Town Council	£750,000	£0	£750,000	Sevenoaks Town Council response to CIL infrastructure consultation
Provide cycle parking at Sevenoaks Town Council sites	Sevenoaks town	Investment in cycle infrastructure to reduce use of the private car in the town (funds also likely to be available through the KCC scheme in the strategic priority list)	2012 - ongoing	Sevenoaks Town Council	£1,500 per site	£0	£1,500 per site	Sevenoaks Town Council response to CIL infrastructure consultation
Refurbishment of Band Stand	Sevenoaks town	To ensure its continued existence and facility for entertainment	2012-2017	Sevenoaks Town Council	£20,000	£0	£20,000	Sevenoaks Town Council response to CIL infrastructure consultation
New Children's playground to serve the west of Westerham	Western Westerham	To support development and a changing population profile	Not identified	Westerham Parish Council	£50,000	None identified	£50,000	Westerham Parish Council response to CIL infrastructure consultation
Refit and improve Westerham playing field pavilion for sports activities	Westerham Playing Field	To support development and a changing population profile	Not identified	Westerham Parish Council	£40,000	None identified	£40,000	Westerham Parish Council response to CIL infrastructure consultation
Improvement to parking at Crockham Hill playing field	Crockham Hill Playing Field	To support development and a changing population profile	Not identified	Westerham Parish Council	£25,000	None identified	£25,000	Westerham Parish Council response to CIL infrastructure consultation
Purchase and refit of an existing hall for community use	Westerham town centre	To support development and a changing population profile	Not identified	Westerham Parish Council	£250,000	None identified	£250,000	Westerham Parish Council response to CIL infrastructure consultation

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Appendix C: Other proposed schemes

These schemes have been suggested to the Council as those that could be funded through CIL. The lack of their inclusion in either the strategic or local priority schedules does not preclude the scheme promoter seeking CIL funding for these schemes if needs change or if further evidence of need or the specific project to be developed becomes available in the future. The inclusion of schemes in this list may simply indicate that additional information or commitment from another organisation is required.

Scheme	Location	Need for Scheme	Timescale	Raised by	Cost	Funding Committed	Source	Reason scheme is not included in local / strategic schedules
Small Scale Highway Improvements in Ash – cum-Ridley Parish	Ash-cum-Ridley Parish	Concerns over the junction of Ash Road with North Ash Road in New Ash Green and ‘pinch points’ in South Ash Road and Ash Lane	Unknown	Ash-cum-Ridley Parish Council	£50,000	Unknown	Ash-cum-Ridley Parish Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC Highways) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Provision of a Multi Play Zone in Brasted	Brasted	To provide play equipment for children over 8 years of age.	2017	Brasted Parish Council	Not yet costed	Not yet costed	Brasted Parish Council response to CIL infrastructure consultation	Project not yet costed. Could be an appropriate use of CIL if development comes forward in Brasted.
Development of a car park in Brasted	Brasted	To resolve parking issues in the village that may occur as a result of new development	Unknown	Brasted Parish Council	Not yet costed	Not yet costed	Brasted Parish Council response to CIL infrastructure consultation	A costed scheme needs to be developed.
Expansion of Brasted Pavillion	Brasted	Not specifically identified	Unknown	Brasted Parish Council	Not yet costed	Not yet costed	Brasted Parish Council response to CIL infrastructure consultation	A costed scheme needs to be developed.
Edenbridge Recreation Ground – Drainage Improvements	Edenbridge Recreation Ground	To provide high quality sports provision	2026 +	Edenbridge Town Council	10,000	£0	Edenbridge Town Council response to CIL infrastructure consultation	Proposed for after the Core Strategy plan period (post 2026)
Bridge Widening on Station Road, Edenbridge	Station Road, Edenbridge	Lorries are unable to access the town from the north, limiting the viability of industrial and retail opportunities.	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (Network Rail) that has not raised a need for CIL funding for this project or a commitment to deliver it.

Romany Way to Hever Road, Edenbridge, walking route	Romany Way to Hever Road, Edenbridge,	To protect residents and children accessing the local schools and town centre facilities	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Den Cross to Marsh Green walking route	Den Cross to Marsh Green	To protect residents when walking into Edenbridge	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Tennis Courts in Edenbridge	Edenbridge	To encourage healthy lifestyles	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (for example Sencio) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Hospital Transport Scheme	Edenbridge	To enable vulnerable people to access medical services	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	It is not clear what this funding is required to deliver as it is understood that this scheme already operates.
Brelades to Railway bridge (Edenbridge) walking route	Edenbridge	To protect vulnerable residents accessing local facilities	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Community Bus Service for Edenbridge	Edenbridge	To enable less mobile residents to access local services	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (Stangrove Area Action Group) that has not raised a need for CIL funding for this project or a commitment to deliver it. There is also a need to ensure that this project does not duplicate a scheme offered by Kent Karrier, which is funded by KCC.
Improvements to the footpath outside the Star in Edenbridge	Edenbridge (outside the Star)	To improve public safety whilst walking into Edenbridge	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Traffic Calming on Marsh Green Road	Edenbridge	To improve public safety whilst walking from Marsh Green into Edenbridge	2012	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.

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River Darent Strategy	River Darent Catchment	To prepare a long term flood management strategy for the River. The strategy will include a costed investment program to implement the North Kent Rivers Catchment Flood Management Plan.	Initial Assessment underway. Actions will be for 5-50 years.	Environment Agency	Schemes not yet identified.	EA funding committed for strategy	Environment Agency response to CIL infrastructure consultation	Schemes not yet identified. EA funding for developing the strategy is committed.
Sewerage and surface water drains in Hextable	College Road, Hextable	To support any development on the Birchwood School site and a new toilet block on Swanley Park.	Unknown	Hextable Parish Council	Unknown	Unknown	Hextable Parish Council response to CIL infrastructure consultation	Requires delivery by another organisation (local water / waste water company) that has not raised a need for CIL funding for this project or a commitment to deliver it. Currently there are no development proposals for the Birchwood School Site or Swanley Park being considered through the LDF.
Replacement of overhead electricity and telecoms cables on wooden poles with cables underground	Hextable	To prevent loss of connections caused when wooden poles are damaged by weather or accident. This is needed to support business in the village.	Unknown	Hextable Parish Council	Unknown	Unknown	Hextable Parish Council response to CIL infrastructure consultation	Requires delivery by other organisations (electricity and telecoms companies) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Replacement of Kemsing Village Car Park	Kemsing	In the event of the existing car park, at the rear of the former Wheatsheaf Public House, being lost as a result of redevelopment of the site, the car park will need to be replaced in another location.	Unknown	Kemsing Parish Council	Unknown	£0	Kemsing Parish Council response to CIL infrastructure consultation	A costed scheme needs to be developed.
Redevelopment of former chicken farm to provide new dwellings and mitigation of traffic impacts.	Former Chicken Farm, Shorehill Lane, Knatts Valley, Kemsing	The parish council consider the former chicken farm to potentially represent a health hazard. Any additional properties on the site would result in an increase in traffic on the adjoining roads.	Unknown	Kemsing Parish Council	Unknown	Unknown	Kemsing Parish Council response to CIL infrastructure consultation	Funding residential redevelopment is not a legitimate use of CIL. Highways improvements would best be considered at the time of any planning application.
Investment in sewerage system in Kemsing	Kemsing Parish	To ensure that the sewerage system in Kemsing is able to cope with the extra load placed on it by any development that occurs.	Unknown	Kemsing Parish Council	Unknown	Unknown	Kemsing Parish Council response to CIL infrastructure consultation	Requires delivery by another organisation (local wastewater company) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Sevenoaks youth workers / youth café	Sevenoaks town	Project to benefit young people aged 11 to 18 in Sevenoaks and the surrounding areas.	Ongoing	Sevenoaks Town Council	£155,000 capital & £61,000pa revenue	£155,000 capital & £61,000pa revenue	Sevenoaks Town Council response to CIL infrastructure consultation	Response appears to suggest that scheme currently has sufficient funding committed to it. Could be a local priority scheme if additional funding is required.
Improvements to pavements within Sevenoaks town	Sevenoaks town	New development in the area is considered to be likely to place a greater strain on key pedestrian routes through the town. Increased investment in maintenance is required.	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC Highways) that has not raised a need for CIL funding for this project or a commitment to deliver it.

Improvements to 'gateways' into the town	Sevenoaks town	To resolve increased strain on access routes into the town as the population increases	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including KCC Highways) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Improved transport links to local health facilities, particularly the new hospital at Pembury	Sevenoaks town	Investment is required to ensure new and existing residents are able to reach health facilities at a reasonable cost	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including KCC Highways and Transportation and bus operators) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Improved signage throughout the town	Sevenoaks town	To remove ambiguous and outdated signs to aid residents in navigating the town	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including KCC Highways) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Decking of car parks within the town, including at Sevenoaks Station and library	Sevenoaks town	To reduce the strain that new development will place on car parking within the town	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including Network Rail and Sevenoaks District Council) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Regeneration of Swanley Town Centre	Swanley Town Centre	To bring new employment to the area and to increase the prosperity of the town. Improvements to the road layout would also improve congestion and air quality issues.	Unknown	Swanley Town Council	Unknown	Unknown	Swanley Town Council response to CIL infrastructure consultation	Funding the redevelopment of Swanley Town Centre is not a legitimate use of CIL. However, any development brought forward by the landowner should result in some CIL receipts that could be used to secure improvements to infrastructure in and around the town centre. Highways improvements around the town centre could also be secured through an s106 or s278 agreement to be negotiated at the time of any planning application.
Provision of more public car parking in Westerham	Northern and western Westerham	To support development and a changing population profile.	Unknown	Westerham Parish Council	Unknown	Unknown	Westerham Parish Council response to CIL infrastructure consultation	Costed schemes need to be developed.
Provision of a day care facility, with NHS doctors support, for the elderly in Westerham	Westerham	To support development and a changing population profile.	Unknown	Westerham Parish Council	£500,000	Unknown	Westerham Parish Council response to CIL infrastructure consultation	Requires the involvement of other agencies. It is not clear that these are signed up to the project.

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Pelican crossing on the Old London Road, Westerham	Old London Road, Westerham	To support development and a changing population profile.	Unknown	Westerham Parish Council	Unknown	Unknown	Westerham Parish Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC Highways) that has not raised a need for CIL funding for this project or a commitment to deliver it. The need for this scheme should be considered through an s106 or s278 agreement linked to the development of the old school site (if acceptable) on London Road.
Additional recreation spaces	Sevenoaks District	To provide sport and recreation facilities.	Unknown	Sevenoaks District Council	Unknown	Unknown	Sevenoaks District Council Internal Consultation	Town and parish councils to be given the first opportunity to identify projects to address any perceived shortages in recreation spaces.

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An Introduction to the Community Infrastructure Levy (CIL)

This note sets out nationally prescribed rules and regulation on CIL. The vast majority of the matters raised are not open to local interpretation.

What is CIL?

CIL is a mechanism that allows Charging Authorities to collect a standard charge from developers to fund infrastructure required as a result of development in the District.

Who can charge CIL?

Local Planning Authorities are the CIL Charging Authorities. This means that Sevenoaks District Council are the Charging Authority for the District.

What do Charging Authorities need to do in order to be able to charge CIL?

Charging Authorities need to adopt a Charging Schedule before they can begin charging CIL. Charging Schedules need to be subject to public consultation and independent examination. In this respect, Charging Schedules are similar to Development Plan Documents of the Local Development Framework, such as the Core Strategy.

Charging Schedules set out the charge per sq m of development. This can be different for different forms of development or in different areas but only where viability considerations dictate.

What needs to be considered in preparing a CIL Charging Schedule?

A sound CIL Charging Schedule must be based on evidence that infrastructure is required to support the development planned in the District. This must show a gap between funding available from other mainstream sources and what is needed to deliver the necessary infrastructure. A sound schedule must also be based on evidence that the delivery of the overall scale of development planned would not be non-viable as a result of the CIL Charge. The viability of individual sites does not need to be considered.

As long as the charge is less than or equal to the level required to fund the infrastructure required and less than or equal to the limit above which the overall scale of development is likely to be non-viable, it is up to the Charging Authority to determine what level the charge should be.

Can different CIL charges be applied to different forms of development or development in different areas of the District?

CIL charges can vary according to the type of development or the location. However, this can only be as a result of viability evidence showing that the rate applied in other parts of the District or for other types of development would not be viable. Policy decisions to promote development of a certain type or in a

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certain area by setting a lower charge are considered to constitute 'State Aid' and are not permitted.

How is the CIL charge that a developer should pay calculated?

CIL is calculated by applying the relevant per sq m charge from the Charging Schedule to the floorspace of the permitted development minus the floorspace of any existing buildings on site. As a result, any change of use is not subject to CIL and the replacement of existing buildings on brownfield sites will reduce the CIL charge to be paid.

What forms of development are excluded from CIL?

As well as those uses that the Charging Authority excludes from the Charging Schedule on the grounds of viability, there are some forms of development that do not need to pay CIL. These are:

- any development of less than 100 sq m unless this is the development of one or more dwellings;
- affordable housing;
- any buildings into which people do not usually go or those into which people go only intermittently for the purpose of inspecting or maintaining plant or machinery; and
- development by a charity to be used for charitable purposes.

The Charging Authority can also choose to extend the exemptions to include:

- development by a charity that forms an investment from which the profits will be used for charitable purposes;
- development which can show exceptional circumstances exist (note: the tests for proving exceptional circumstances and issues that the Council must consider, such as 'State Aid' legislation, mean that there will be very few cases where exceptional circumstances can be accepted to exist).

Is CIL negotiable?

CIL is non-negotiable. It can only be waived in exceptional circumstances, if the Charging Authority chooses to allow this. The tests for proving exceptional circumstances and the issues that the Council must consider, such as 'State Aid' legislation, mean that there will be very few cases where exceptional circumstances can be accepted to exist.

Won't CIL make developments non-viable?

In setting the CIL charge, Charging Authorities must show that the overall scale of development planned would not be undeliverable as a result of viability issues. However, individual developments may be made non-viable by CIL. As CIL can only be waived in genuinely exceptional circumstances, some developers are likely to have to take a loss on development or wait for market conditions to improve. In the long-run, CIL will provide certainty about the level of charge that a developer must pay and he/she will be able to factor this in to the price that they pay for land. Recent consultation on s106 contributions issues suggests that developers would welcome this greater certainty.

Won't CIL put house prices up?

Prices of new houses are usually set with regard to comparable existing properties rather than build costs. CIL will either reduce the profits of developers or, more likely in the longer term, the price that they pay for the land.

It is also highly likely to be the case that the CIL charge will be a small percentage of the total build costs and significantly lower than the affordable housing contribution.

What can CIL be spent on?

CIL must be spent on infrastructure to support the development of the area. This can include infrastructure that falls outside of the Council's administrative boundaries.

CIL can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure. It does not have to be used to fund capital investment.

Unlike planning obligations, there is no requirement that there is a functional link between the development paying and the infrastructure that it is funding.

There is no requirement that CIL funds are spent on the infrastructure identified in the evidence to support the preparation of the Charging Schedule.

Amongst other things, infrastructure includes:

- roads and transport facilities,
- flood defences,
- schools and educational facilities,
- medical facilities,
- sporting and recreational facilities, and
- open spaces.

Currently, affordable housing is specifically excluded. However, the Government is considering giving local authorities the ability to include this.

A proportion of CIL can also be spent on the administrative costs of operating the system.

What can CIL not be spent on?

CIL can not be spent on anything that is not required to support the development of the area. It can not be used to fund Council services that are not necessary to support new development, i.e. it can not be used to provide infrastructure to support existing development.

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What role do other organisations play in the CIL process?

The Government is proposing to amend the regulations to ensure that a 'meaningful proportion' of CIL is paid to the town or parish council. It has not decided what this proportion should be.

CIL funds passed to town and parish councils would still need to be spent on infrastructure to support development.

Town and parish councils would have a statutory responsibility to report annually on how CIL funds collected are being spent, amongst other things.

SDC needs town and parish councils, particularly in areas where development is planned, and other infrastructure providers (including the NHS, KCC, Kent Police) to identify what infrastructure is required to support development in order to ensure that there is enough evidence of a funding gap to justify a CIL charge.

Monies paid to town and parish councils can be transferred to other organisations, at the discretion of the town or parish council, where they are delivering a key local infrastructure project (i.e. KCC to develop a school)

Will the Council be required to give CIL receipts to other organisations?

It is the Government's intention that a 'meaningful proportion' of CIL receipts should be passed to town and parish councils in which development occurs. Whilst it is likely that SDC will want to transfer some CIL receipts to other organisations where they are the relevant infrastructure providers, there is no requirement in legislation, regulation or policy that means that they must.

Will town and parish councils where no development is proposed benefit from CIL?

Town and parish councils will only automatically receive CIL money when qualifying development occurs in their area. SDC could choose to allocate CIL money to other town and parish councils where infrastructure in their area is necessary to support development in another town/parish or in the District generally.

How does CIL fit in with the use of planning obligations / s106 agreements?

Planning obligations will still be used to secure site specific s106 contributions, as long as this is not for infrastructure that could be funded through CIL. Once CIL is adopted or from April 2014, whichever comes first, developer contributions will no longer be able to be pooled from more than 5 s106 agreements, if the infrastructure they are funding could be secured through CIL. At present, affordable housing would continue to be funded through s106 agreements. Therefore, the pooling restriction would not apply.

What are the benefits of CIL?

CIL will provide more certainty to developers about what they will have to pay for infrastructure, which will help them to decide upon an appropriate price to pay for development land.

CIL will also provide more certainty for local authorities and infrastructure providers on what funds they can expect to receive.

The system will be more transparent and evidence based than the current planning obligations system, with the public and developers being able to see how funds have been spent.

The CIL system will be speedier as there will be no time needed for negotiation.

The CIL system will be fairer as it will apply to all developments. In the past, smaller developments have rarely contributed towards new infrastructure.

What are the potential negative impacts of CIL?

Some developments may be made non-viable as a result of the need to pay CIL.

The process of preparing a Charging Schedule is time consuming and requires a detailed evidence base.

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Statutory Basis for the Community Infrastructure Levy

The primary legislation for CIL was introduced by sections 205 to 225 of the [Planning Act 2008](#). This was amended by sections 114 and 115 of the [Localism Act 2011](#). The main changes related to the power of examiners considering CIL Charging Schedules and to the payment of a proportion on CIL to town and parish councils.

Regulations on the operation of CIL are set out in the [Community Infrastructure Levy Regulations 2010](#). These regulations have been amended by [CIL \(Amendment\) Regulations 2011](#) and it is anticipated that they will be amended again in April 2012 by a new set of regulations.

Statutory Guidance on CIL is set out in [Community Infrastructure Levy Guidance: Charge Setting and Charging Schedule Procedures](#).

Sound Charging Schedules and the CIL Levies Set

London Borough of Redbridge

£70 per sq m for all types of development anywhere in the District.

Shropshire Council

£40 per sq m for residential development in certain parts of the District and £80 per sq m for residential development in other parts of the District.

Nil charge for all non-residential development.

Newark and Sherwood

£0, £45, £55, £65 or £75 per sq m for residential development depending on where it is in the District.

£100 per sq m for retail (A class) uses anywhere in the District.

£0, £5 or £15 per sq m for industrial development depending on where it is in the District.

Nil charge for all other forms of development.

Portsmouth City Council

£105 for all types of development except:

A1 – A5 in centres and small out of centre retail (less than 280 sq m) = £53

B1, B2, B8 = £0

Hotels = £53

Residential Institutions = £53

Community Uses = £0

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GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION ASSESSMENT

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP – 7 June 2012

Report of the: Deputy Chief Executive and Director of Community and Planning Services

Status: For consideration

Key Decision: No

Executive Summary:

Following the Government’s decision to terminate the Partial Review of the South East Plan and its publication of new draft national policy, it was decided that a new local needs assessment should be undertaken for the District. The accommodation assessment, undertaken by Salford University, has now been completed.

In addition to the following existing pitches (at March 2011):

Local Authority permanent pitches	58
Private permanent pitches	30
Temporary pitches	23
Unauthorised pitches	12
Total number of existing pitches	123

The study finds a need for the following pitches over the period 2012-2016, 2017-2021 and 2022-2026:

2012 – 2016 Total	40
<i>2012 – 2016 (to provide for existing households on temporary and unauthorised sites)</i>	<i>31</i>
<i>2012 – 2016 (additional pitches to provide for currently concealed households and household growth over the period)</i>	<i>9</i>
2017 – 2021 Total	15
2022 – 2026 Total	17

No need for Travelling Showpeople accommodation is identified through the study. No need for a dedicated transit site is identified. However, it is recommended that this needs to be considered on a regional or county-wide basis. The study does not make recommendations of where provision should be made. This will be an issue for the Council to consider in developing its Gypsies and Travellers DPD.

This report supports the Key Aims of ‘Housing to meet residents’ needs’ and ‘Development and the Environment’ from the Community Action Plan 2010-2013

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Portfolio Holder Cllr. Mrs Davison

Head of Service Group Manager Planning – Mr Alan Dyer

Recommendation:

That the Council's Gypsy and Traveller DPD be prepared on the basis of the findings of the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.

Reason for recommendation:

The report is considered to be a sound evidence base for the preparation of the Gypsy and Traveller DPD.

Introduction

- 1 A Gypsy and Traveller Accommodation Assessment was previously prepared for the Council in 2006 to inform local planning decisions and the Partial Review of the South East Plan on accommodation for Gypsies, Travellers and Travelling Showpeople. Following the Government's decision to terminate the Partial Review before policies progressed to adoption and its publication of new draft national policy (in 'Planning for Traveller Sites', April 2011), it was decided that a new local needs assessment should be undertaken for the District. The Salford Housing and Urban Studies Unit at the University of Salford was commissioned, jointly with Maidstone Borough Council, to prepare this report (appendix A). Joint commissioning enabled a reduction to be achieved in the cost to the Council. It is proposed that the report be used to inform the Council's preparation of a Gypsy and Traveller DPD.

Planning for Traveller Sites

- 2 Following consultation in April 2011, 'Planning Policy for Traveller Sites' was published in March 2012 and sits alongside the National Planning Policy Framework.
- 3 'Planning Policy for Traveller Sites' states that local authorities should 'set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities'. Gypsy and Traveller development is inappropriate in the Green Belt. Minor Green Belt reviews should be undertaken and sites allocated specifically for Gypsies and Travellers where necessary to meet an identified need. Rural exception sites can also be considered as a way of making provision.

Existing Provision in the District

- 4 At March 2011, there were 123 existing pitches in the District. These were:

Local Authority permanent pitches	58
Private permanent pitches	30

Temporary pitches	23
Unauthorised pitches	12
Total number of existing pitches	123

- 5 Appendix B shows the distribution of permanent, temporary and unauthorised gypsy and traveller pitches at March 2011.
- 6 Over the course of the year 2011/12, temporary permissions for 9 pitches (over 2 sites) expired and were then re-granted. This occurred at the time of the study and is identified as the reason why the balance between temporary and unauthorised sites set out in the study is different to the current position and that at March 2011. This does not impact on the overall need figure in any way. Other than the expiry and then re-granting of temporary permissions, the number and balance between the different types of tenure has remained stable over the year. However, some of the unauthorised developments have been removed and the families moved off the sites since the completion of the study.

Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Methodology

- 7 The accommodation assessment uses a combination of information from key stakeholders (KCC, SDC and Kent Police, for example) and a survey of 86 Gypsy, Traveller and Travelling Showpeople households currently residing in Sevenoaks District to identify the need for additional pitches over the period 2012-2016. This includes 66 household interviews on Gypsy and Traveller sites (54% of the estimated total number of households) and 20 with Gypsies and Travellers living in bricks and mortar.
- 8 In considering the need for Gypsies and Traveller on temporary and unauthorised sites for pitches, the assessment applies the planning definition of a Gypsy and Traveller. This requires that an individual or household continues to travel unless they are no longer doing so as a result of 'their own or their family's or dependent's educational or health needs or old age' if they are to be considered as requiring site-based accommodation. This information was collected through the survey.
- 9 A household formation rate of 3% per annum is applied to the total number of households at 2016 to calculate the need to 2021 and 2026. This is a standard approach that has been taken in other assessments across the country and has been selected after consideration of the number of children currently living in households in the District (see appendix 2 of the accommodation assessment).
- 10 The assessment is considered to provide a robust evidence base on which to prepare the Council's Gypsy and Traveller DPD and is considered to accord with existing and emerging national policy.

Key Findings and Recommendations

- 11 The study finds a need for **40** pitches over the period 2012-2016 (when applying the planning definition tests of travelling) and an indicative need for a further **32** pitches over the period 2017 to 2026 (a total of 72 over the period 2012-2026). These figures compare to the 2006 GTAA findings that 64 pitches would be

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required in the period 2006-2011 and 184 pitches would be required over the period 2006-2026.

- 12 The study notes that many of the pitches required in the District in the period 2012-2016 are required to provide permanent pitches for those households currently on temporary and unauthorised sites, where these meet the planning definition tests. As a result, the net increase in the number of pitches in the District over this period is likely to be much lower than 40. The assessment notes that if all temporary and unauthorised pitches were to be granted permanent planning permission then the remaining need in the period 2012-2016 would be 9 pitches. An assessment of the existing temporary and unauthorised sites will need to be carried out, as part of preparing the Gypsy and Traveller DPD, to identify whether existing temporary and unauthorised sites are appropriate locations for permanent pitches. It is unlikely that granting permanent permission will be appropriate in all circumstances.
- 13 Of those 40 pitches required in 2012-2016 that are not needed to provide permanent accommodation for households on temporary or unauthorised sites (9 pitches), these are all to provide for concealed (doubled up) households currently residing in the District or new households forecast to form in the period from children of existing households in the District. No need has been identified from households moving into the District.
- 14 The survey work that forms a key input into the assessment included 20 interviews with Gypsies and Travellers in bricks and mortar housing. Of these, only 1 household was found to have firm intentions to move to a site. This was balanced by 1 household on a site that had firm intentions to move into bricks and mortar. The net assumed movement from housing to sites was, therefore, 0. The study recommends that future studies reconsider the needs of Gypsies and Travellers in bricks and mortar housing, when the results from the Census 2011, which include Gypsy / Traveller as an ethnicity for the first time, are published.
- 15 The study suggests that there is a need to overcome overcrowding issues on existing pitches at Barnfield Park (KCC site). A need for an additional 5 pitches to provide for concealed (doubled up) households on the site is also identified on the basis of the views of KCC officers managing the site. These 5 pitches are included in the 40 required in the period 2012-2016. The recommendation does not mean that the additional 5 pitches would need to be provided on the site or through an extension of it. This will be a decision that will need to be taken through the Gypsy and Traveller DPD.
- 16 No need for a dedicated transit site is identified. However, it is recommended that the need for transit sites should be considered on a regional or county-wide basis. It is also suggested that some of the need for transit sites is being met through travelling households staying with friends or family members on existing sites in the District. Consideration could be given to regularising this arrangement where existing planning permissions do not allow for this through the Gypsy and Traveller DPD.
- 17 No need for Travelling Showpeople accommodation is identified through the assessment.

Next Steps

- 18 A Members' Seminar was held on 9 May 2012 with consultants from Salford University to brief Members on the study and give them the opportunity to ask questions of the authors.
- 19 The Planning Policy team will be bringing forward an initial consultation draft of the Gypsy and Traveller DPD in late 2012 / early 2013. This DPD will need to set out Gypsy and Traveller sites for allocation.
- 20 The Council will have a Duty to Cooperate with other local authorities in preparing its Gypsy and Traveller DPD. Officers from the planning policy team have been invited to a meeting at Swale Borough Council on 20 June 2012 to share ideas and best practice on planning for Gypsies and Travellers.

Other Options Considered and/or Rejected

- 21 The Council could choose not to publish a new Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. However, the previous GTAA was published in 2006 and is not considered a sufficiently up-to-date study to inform a DPD, which will not be adopted until 2014. The 2006 GTAA also found that a significantly higher number of pitches were required than the recent study.
- 22 The Council could choose not to prepare a Gypsy and Traveller DPD. However, the ability to resit permanent permission being granted at appeal for Gypsy and Traveller sites in the Green Belt is dependent on the Council being able to show that it is making progress with allocating sites for new Gypsy and Traveller development.

Key Implications

Financial

- 23 Budgetary provision has been made for the cost involved in preparing the Gypsy and Traveller DPD, including the study, through the LDF budget.

Community Impact and Outcomes

- 24 Allocating Gypsy and Traveller sites is likely to prove controversial with the settled community. However, it is hoped that this will reduce the number of unauthorised developments and encampments which are likely to have more of a disruptive impact on the settled community. Development of new permanent Gypsy and Traveller sites may help to improve access to education and health services for this section of the local community.

Equality Impacts

- 25 An Equality Impact Assessment of the Gypsy and Traveller DPD will be carried out prior to submission for examination.

Sustainability Checklist

- 26 A Sustainability Appraisal will be carried out of the Gypsy and Traveller DPD.

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Conclusions

- 27 The accommodation assessment is considered to provide a robust evidence base on which to prepare the Gypsy and Traveller DPD. The assessment recommends that the number of permanent Gypsy and Traveller pitches required over the period 2012-2026 is 72.

Risk Assessment Statement

- 28 It is considered that the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment provides a sound basis for preparing the Gypsy and Traveller DPD. However, other parties will be able to challenge this assumption at Examination.

Appendices

Appendix A – Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (March 2012)

Appendix B – Map showing the distribution of permanent, temporary and unauthorised Gypsy and Traveller pitches at March 2011

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Gypsy, Traveller and Travelling Showpeople Accommodation Assessment: Sevenoaks

Final Report

Philip Brown, Lisa Scullion and Gareth Morris
Salford Housing & Urban Studies Unit
University of Salford

March 2012



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About the Authors

Philip Brown and Lisa Scullion are Research Fellows and in the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford. Gareth Morris is a Research Associate within SHUSU.

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.

Study Team

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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
Amenity block/shed	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.
Authorised social site	An authorised site owned by either the local authority or a Registered Housing Provider.
Authorised Private site	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.
Bricks and mortar	Permanent mainstream housing.
Caravan	Mobile living vehicle used by Gypsies and Travellers. Also referred to as trailers.
Caravan Count	Bi-annual count of Gypsy and Traveller caravans conducted every January and July by local authorities published by the CLG
Chalet	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.
Core Strategy	Key compulsory Development Plan Document in the Local Development Framework which sets out principles on which other Development Plan Documents are built.
Department for Communities and Local Government (CLG)	The main government department responsible for Gypsy and Traveller accommodation issues
Development Plan Documents (DPDs)	Documents which outline the key development goals of the Local Development Framework.
Gypsy and Traveller Accommodation Needs Assessment (GTAA)	The main document that identifies the accommodation requirements of Gypsies and Travellers.
Doubling-up	To share a pitch on an authorised site.
Gaujo/Gorger	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.
Green Belt	A policy or land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighbouring urban areas.
Gypsy	Members of Gypsy or Traveller communities. Usually used to describe Romany (English) Gypsies originating from India. This term is not acceptable to all Travellers.
Gypsies and Travellers (as used in this report)	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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Homes and Communities Agency (HCA)	National housing and regeneration agency. Has been responsible for administering the Gypsy and Traveller Site Grant since 2009/10.
Local Plan/Local Development Framework (LDF)	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.
Mobile home/Mobiles	Legally classified as a caravan but not usually moveable without dismantling or using a lorry.
Pitch/plot	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.
Pulling-up	To park a trailer/caravan.
Regional Spatial Strategy (RSS)	Previous planning approach across England. In July 2010 the government announced its decision to revoke RSSs.
Settled community/people	Reference to non-Travellers (those who live in houses).
Site	An authorised area of land on which Gypsies and Travellers are accommodated in trailers/chalets/vehicles. Can contain one or multiple pitches.
Static caravan	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.
Stopping place	Locations frequented by Gypsies and Travellers, usually for short periods of time.
Suppressed/concealed household	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.
Tourer	Term used by SDC to define a moveable caravan
Trailer	Term commonly used by Gypsies and Travellers to refer to a moveable caravan.
Transit site	Site intended for short stays. Such sites are usually permanent, but there is a limit on the length of time residents can stay.
Travelling Showpeople	Commonly referred to as Showmen, these are a group of occupational Travellers who work on travelling shows and fairs across the UK and abroad.
Unauthorised Development	This refers to a caravan/trailer or group of caravans/trailers on land owned (possibly developed) by Gypsies and Travellers without planning permission.
Unauthorised Encampment	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).
Yard	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 1st 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 1st 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)

	Gypsy and Traveller Pitch Need Total (No. of pitches)	Travelling Showpeople Plot Need Total (No. of plots)
Current authorised residential provision (pitches/plots)	88	0
Residential need 2012–2016 (pitches/plots)	40	0
Residential need 2017–2021 (pitches/plots)	15	0
Residential need 2022–2026 (pitches/plots)	17	0
Residential need 2012–2026 (pitches/plots)	72	0

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).¹ 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.² 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:

¹ DCA (2006) Sevenoaks Gypsy & Traveller Study 2006.

² 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
TOTAL SITE BASED POPULATION	30	25	83%	123	66	54%
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 1st 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 GTAAAs were to be submitted to the relevant Regional Planning Body (RPB).³ 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).

³ 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.⁴ 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 04/2007.⁵ 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:

⁴ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1631904.pdf>

⁵ (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'.⁶ 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."⁷
- 2.20 In recognising that in many cases these definitions are inappropriate for Gypsies and Travellers, the guidance on producing Gypsy and Traveller Accommodation Assessments⁸ 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:⁹
- 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:

⁶ CLG (2011) *Planning for traveller sites*. Consultation Paper, April, London: HMSO

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1886164.pdf>

⁷ ODPM (2006) *Definition of the term 'Gypsies and Travellers' for the purposes of the Housing Act 2004*. Consultation Paper, February, London: HMSO.

⁸ 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

⁹ 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.¹⁰ 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.

¹⁰ 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.¹¹ Such issues include: the ‘snapshot’ nature of the data, the inclusion of caravans and not households, the exclusion of Travelling Showpeople,¹² 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

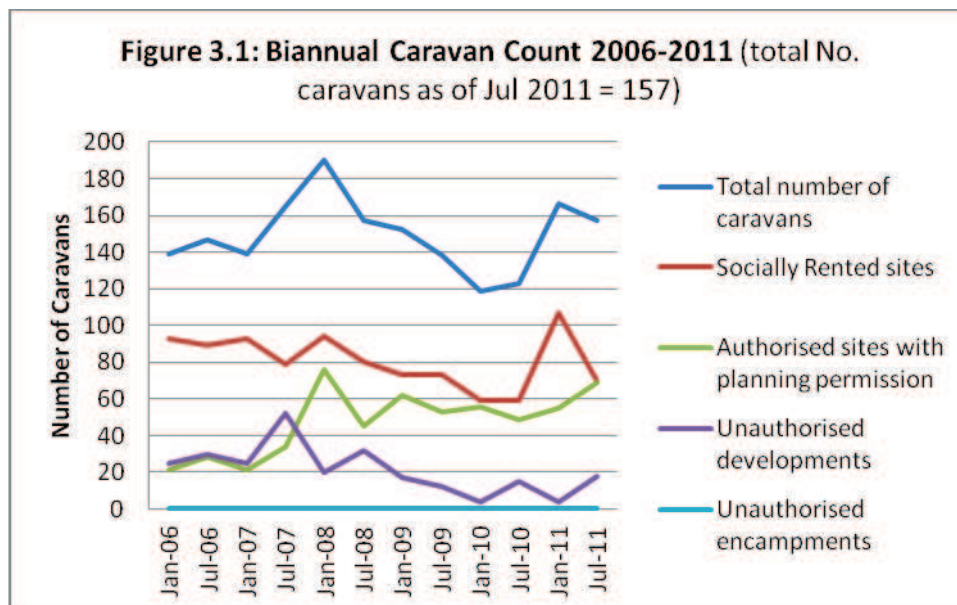
¹¹ Niner, P. (2002) Review of the ODPM Caravan Count. London: ODPM.

¹² 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 ¹³	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)
Total	163	498	

¹³ 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
Total number of pitches	16	7	35
Number of occupied pitches	15	7	35
Site population	31	23	95
Number of children	9	4	20
% children	29%	39%	21%
Average persons per occupied pitch	2	3.3	2.7
Doubled-up pitches	0	0	6
Ethnic groups among site residents	Mostly Romany Gypsy	Mostly Romany Gypsy	Mostly Romany Gypsy
Pitch occupancy in year	75%-100%	100%	100%
% of site residents lived on site 5+ years	Over 90%	Over 90%	Over 90%
Weekly rent	£70.35	£43.30	£46.40
Management	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.¹⁴ 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 ¹⁵	14
Total (est)	17	44

- 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.

¹⁴ 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

¹⁵ 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.¹⁶

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.

¹⁶ 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 GTAAs were so small it was only a guide...The outlying villages have also got a high number in them.¹⁷*

- 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.¹⁸ 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

¹⁷ From personal email correspondence with Joe Jones of the Gypsy Council

¹⁸ 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.¹⁹
- 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

¹⁹ 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.²⁰

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.

²⁰ 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%).²¹
- 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.

²¹ 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.²²

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.²³
- Guidance for Regional Planning.²⁴
- 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:

²² 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.

²³ CLG (2007) *Gypsy and Traveller Accommodation Assessments – Guidance*, London: HMSO.

²⁴ 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 District²⁵ occurring after the 1st 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

²⁵ 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
Current residential supply			
1	Socially rented pitches	58	58
2	Private authorised pitches	30	30
3	Total authorised Gypsy and Traveller pitches	88	88
Residential pitch need, 2012–2016			
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
12	Residential pitch need (2012–2016)	45	41
13	Supply (2012-2016)	1	1
14	Residential pitch need (2012-2016)	44	40
15	Residential pitch need (2017–2021)	16	15
16	Residential pitch need (2022–2026)	18	17
17	Total Residential pitch need (2012–2026)	78	72

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.²⁶

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.

²⁶ 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 2009.²⁷
- 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.

²⁷ 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.²⁸

- 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.

²⁸ 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
Total	85	

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
Total people	284	

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
Total	86	

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
Total	58

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
Total	30

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
Total	14	

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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
Total	21

* 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)**

QA12. Is hosting visitors here? **(Please tick ✓ one box only)**

Not a problem for you

A problem (please specify below)

Other (please specify below)

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

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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"/> Go to QB6 |
| Between 11 and 20 weeks | <input type="checkbox"/> Go to QB6 |
| Between 21 and 30 weeks | <input type="checkbox"/> Go to QB6 |
| Between 31 and 40 weeks | <input type="checkbox"/> Go to QB6 |
| Between 41 and 51 weeks | <input type="checkbox"/> Go to QB6 |
| 52/Never leave | <input type="checkbox"/> Go to QB7 |
| Don't know | <input type="checkbox"/> Go to QB6 |

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)**

QB7. Do you have a base somewhere else? **(Please tick ✓ one box only)**

- | | | |
|------------|--------------------------|------------------------|
| Yes | <input type="checkbox"/> | Go to QB8 |
| No | <input type="checkbox"/> | Go to SECTION C |
| Don't know | <input type="checkbox"/> | Go to SECTION C |

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 Go to QC4
I we travel or move every week or so Go to QC4
I/we travel or move every month or so Go to QC4
I/ we travel or move a few times a year Go to QC4
I/we travel or move once a year only Go to QC4
I/we never travel 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)**

	a: Yes (Tick ✓ all that apply)	b: The main reason (Tick ✓ one only)
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"/> Go to QD2 |
| Unauthorised development (own land no planning) | <input type="checkbox"/> Go to QD2 |
| Residential Council/ site/yard | <input type="checkbox"/> Go to QD2 |
| Residential Private site/yard with permanent planning permission | <input type="checkbox"/> Go to QD2 |
| Residential Private site/yard with temporary planning permission | <input type="checkbox"/> Go to QD2 |
| Transit site | <input type="checkbox"/> Go to QD2 |
| Bricks & Mortar (rented from the local authority or social landlord) | <input type="checkbox"/> Go to QD2 |
| Bricks & Mortar (rented from a private landlord) | <input type="checkbox"/> Go to QD2 |
| Bricks & Mortar (owner occupier) | <input type="checkbox"/> Go to QD2 |
| Been here all my adult life | <input type="checkbox"/> Go to SECTION E |
| Other (please specify below) | <input type="checkbox"/> Go to QD2 |
-

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"/> | Go to QD5 |
| No | <input type="checkbox"/> | Go to SECTION E |
| Don't know | <input type="checkbox"/> | Go to SECTION E |

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"/>

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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 +											
GENDER											
Male											
Female											
MARITAL STATUS											
Married											
Single											
Living together											
Widowed											
Separated											
Divorced											
RELATIONSHIP											
Partner											
Son or daughter											
Sister/brother											
Uncle/aunt											
Cousin											
Grandparent											
Grandchild											
Other											

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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)**

QF4. Are there any ways in which you think health services, or your access to them, could be improved?

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"/> Go to QG2 |
| I would like to move in the next 12 months | <input type="checkbox"/> Go to QG2 |
| I would like to move in the next 1 – 2 years | <input type="checkbox"/> Go to QG2 |
| I would like to move in the next 2 – 5 years | <input type="checkbox"/> Go to QG2 |
| I would like to move in the next 5 – 10 years | <input type="checkbox"/> Go to QG2 |
| I am going to stay in this accommodation indefinitely | <input type="checkbox"/> Go to QG8 |
| Other (please describe below) | <input type="checkbox"/> Go to QG2 |
-

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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)**

	a: Yes (Tick ✓ all that apply)	b: Main preference (Tick ✓ one only)
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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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)

	a: Yes (Tick ✓ all that apply)	b: The most important reason (Tick ✓ one only)
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 (Showpeople)		
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

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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"/> Go to QG22 |
| Site based trailer/caravan | <input type="checkbox"/> Go to QG20 |
| Up to them | <input type="checkbox"/> Go to QG20 |
| Don't know | <input type="checkbox"/> Go to QG20 |
| Other (please specify below) | <input type="checkbox"/> Go to QG20 |
-

QG20. How would they prefer to be accommodated? **(Please tick ✓ one box only)**

- | | |
|------------------------------|--|
| Live on this pitch with us | <input type="checkbox"/> Go to QG21 |
| Live on this site | <input type="checkbox"/> Go to QG22 |
| Move to another site | <input type="checkbox"/> Go to QG22 |
| Don't know | <input type="checkbox"/> Go to QG22 |
| Other (please specify below) | <input type="checkbox"/> Go to QG22 |
-

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"/> Go to QG23 |
| No | <input type="checkbox"/> Go to QG24 |
| Don't know | <input type="checkbox"/> Go to QG24 |

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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

Weekly	Monthly	
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)

Weekly	Monthly	Annual	
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?

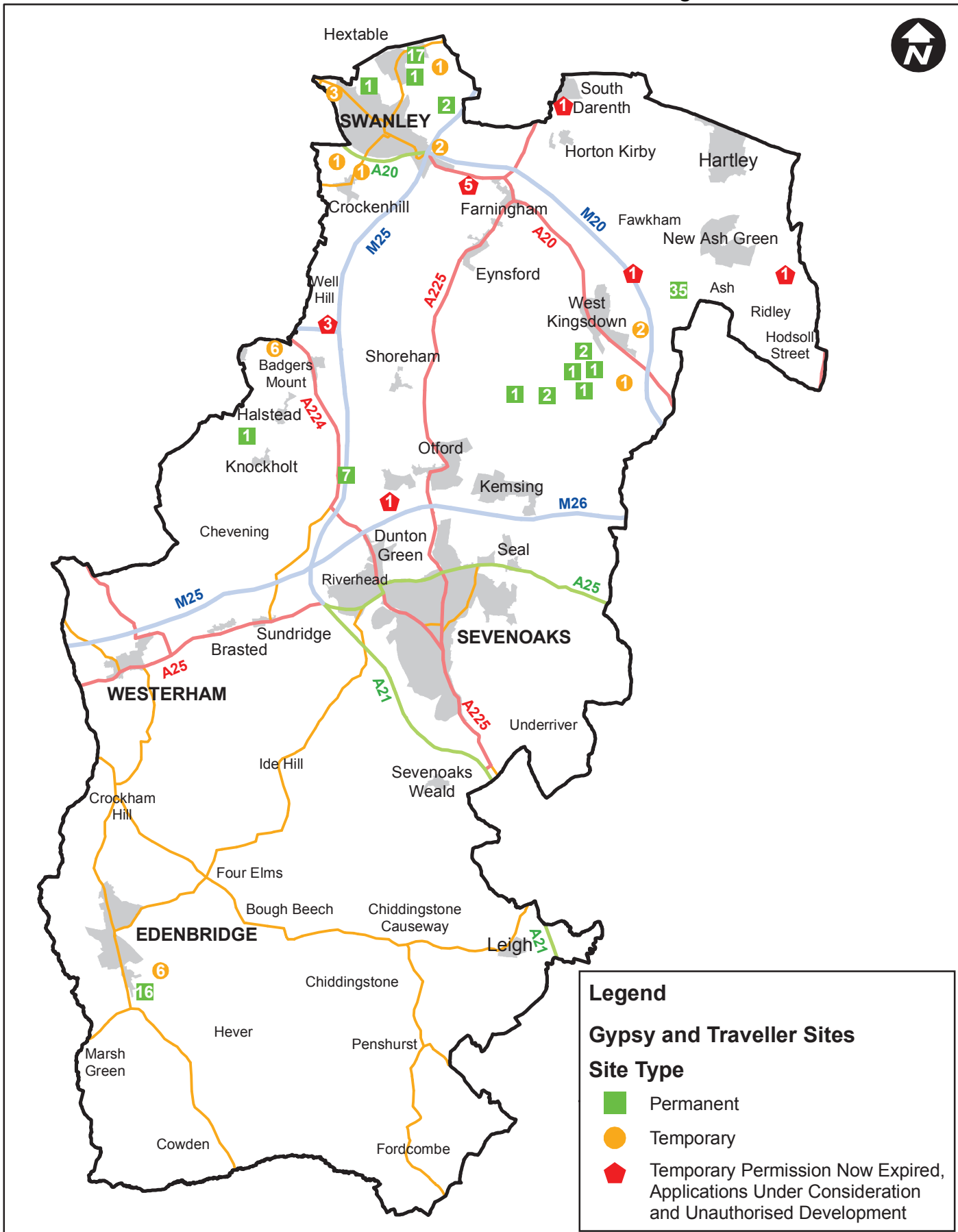
Thank you very much for your time
For further details on the study please contact:
Dr Phil Brown on 0161 295 3647 or Dr Lisa Scullion on 0161 295 5078

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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
Current residential supply			
1	Socially rented pitches	58.00	58.00
2	Private authorised pitches	30.00	30.00
3	Total authorised Gypsy and Traveller pitches	88.00	88.00
Residential pitch need, 2012–2016			
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
12	Residential pitch need (2012–2016)	45.40	40.85
13	Supply (2012-2016)	1.00	1.00
14	Residential pitch need (2012-2016)	44.40	39.85
15	Residential pitch need (2017–2021)	15.82	15.27
16	Residential pitch need (2022–2026)	17.71	17.10
17	Total Residential pitch need (2012–2026)	77.92	72.22



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ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN (ADMP)

LDF ADVISORY GROUP 7 JUNE 2012

Report of the: Deputy Chief Executive and Director of Community and Planning Services

Status: For consideration

Key Decision: No

Executive Summary:

This report provides an update on the Allocations and Development Management Plan (ADMP). The ADMP has been revised to ensure it is consistent with the principles and policies set out in the Government's new National Planning Policy Framework (NPPF, March 2012). Once the ADMP is adopted as a Development Plan Document (DPD), together with the Core Strategy, it will replace all of the remaining saved policies of the Sevenoaks District Local Plan.

The comments received on the recent supplementary site allocations consultations (March-May 2012) are also reported, together with the Council's initial response to these comments. Some of these comments raise issues that require further consideration and discussion with key parties.

Two key sites (Land West of Blighs Meadow and Swanley Town Centre) have also been updated, where the Council has worked with site promoters to finalise the allocations.

A pre-NPPF draft of the ADMP was previously considered by the LDF Advisory Group and Environment Select Committee in March 2012. The version that is now reported is called the Pre-Submission version, and this is the document which the Council would wish to see submitted for independent examination. It had been proposed that a formal decision to publish this pre-submission version of the ADMP would be made through Cabinet and Full Council in the summer but it is considered that some additional time is needed to address the issues raised on the supplementary site allocations and that the formal approval is delayed until the autumn.

This report supports all the key aims of the Community Plan

Portfolio Holder Cllr. Mrs Davison

Head of Service Group Manager Planning – Mr Alan Dyer

Recommendation: That the revised Allocations and Development Management Plan is noted and supported and that discussions continue with local stakeholders/site promoters on site allocations in order to progress the plan to pre-submission publication.

Reason for recommendation: To progress the publication and adoption of the Allocations

and Development Management Plan.

Background

- 1 The Allocations and Development Management Plan (ADMP) contains proposals for the development of key sites and detailed development management policies which, in combination with Core Strategy policies, will provide the framework against which future development proposals will be assessed and determined. The ADMP is required to be consistent with the adopted Core Strategy and in general conformity with the National Planning Policy Framework (NPPF). Once the ADMP is adopted as a Development Plan Document (DPD), together with the Core Strategy, it will replace all of the remaining saved policies of the Sevenoaks District Local Plan. The draft document can be taken into account in determining planning applications, but is only afforded limited weight at this stage, until it has been externally examined and adopted. The document is provided at Appendix A and the related site allocations pro-forma at Appendix B.
- 2 Several consultation rounds have taken place on draft proposals for site allocations, development management policies and open space allocations. The most recent consultation on ten supplementary site allocations is referenced in further detail in this report:
 - January - March 2010 – Allocations (Options) consultation
 - May – August 2011 – Development Management Policies consultation
 - September – November 2011 – Open Space Allocations consultation
 - March – May 2012 – Supplementary Site Allocations consultation (10 sites)
- 3 Reports on this document have been considered by LDF Advisory Group in December 2011 / Environment Select Committee in January 2012, and again in March 2012, which outlined that there were significant external factors that were affecting our ability to finalise the document, namely the awaited publication of the NPPF. The NPPF was published on 27 March 2012 and it sets out the Government's planning policies and how these should be applied. It replaces all previous government planning guidance (which was previously in the form of PPS/PPG) and local planning policy is required to be consistent with this Framework.
- 4 The proposed timetable for adoption of this document is that the finalised DPD is to be submitted for committee approval in autumn 2012 with Pre-submission publication in winter 2012.

Date	Stage
Autumn 2012	Committee / Cabinet sign-off of pre-submission plan
Winter 2012	Pre-submission publication consultation
January 2013	Submission
May 2013	Independent Hearing - 'Examination'
August 2013	Inspectors Report
October 2013	Adoption

Development Management Policies – Update

- 5 The Development Management policies have now been combined with the Site Allocations document, to produce the joint Allocations and Development Management Plan. The Development Management section of the document sets out the policies against which planning applications will be determined. All the policies have been reviewed to ensure consistency with the finalised National Planning Policy Framework (NPPF), highlighting presumption in favour of sustainable development and positive planning.
- 6 The key NPPF-related changes to the document are set out below:
 - A. Insertion of Policy NPPF 1 (Presumption in favour of sustainable development). This is a model policy provided by the Planning Inspectorate and it currently appears to be mandatory for all DPDs to include this policy. The policy summarises the key facets of the NPPF and it states that the Council will reflect the presumption in favour of sustainable development contained in the NPPF.
 - B. Changes to policies on re-use of playing fields (Policy SC6) and open space (Policy GI2) to reflect the criteria set out in the NPPF, namely, redevelopment of these assets only:
 - if it is surplus to requirements;
 - the loss is mitigated by equivalent replacement provision;
 - the development is for alternative sports/recreational use
 - C. Green Belt Policy GB1 (Re-use of buildings within the Green Belt) has been revised to reflect the fact that the NPPF no longer gives priority to re-use in business or commercial use over residential. The only criteria in the NPPF

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related to re-use of buildings in the Green Belt, is if they are of permanent and substantial construction. GB1 has therefore been updated to focus on these criteria.

- D. Additional policies in the Green Belt chapter to reflect the change in the NPPF whereby the extension/alteration/replacement of buildings (previously dwellings) is now not inappropriate development in the Green Belt. New Policy GB2 relates to extensions to non residential buildings in the green belt and new Policy GB3 relates to the replacement of non residential buildings in the green belt. Since the new approach covers a much wider range of potential proposals, from the extension or replacement of a small workshop to that of a very large scale warehouse, the Council does not consider that it would be appropriate to include a floor space figure to guide what is acceptable. These policies are therefore similar to the corresponding policies related to residential extensions/replacement in the Green Belt (H4 and H5) but are more design/impact led and do not include a floorspace limit figure.
- E. Green Belt boundary review – further representations have been received in relation to the land at Billings Hill Shaw, Hartley, requesting that this land be *included* in the Green Belt. The site and previous planning history have been reviewed and it is considered that there are exceptional circumstances in this instance, which relate to the character of the land, the rational boundary of the road and previous comments of the Local Plan Inspector and Council, which would warrant a change to the Green Belt boundary as proposed.
- F. The Housing chapter now includes reference to a Young Person’s Unit in Sevenoaks, as requested by the Council’s housing department. The supporting text states that the Council will work with partners and landowners to identify and bring forward a suitable site, well connected to the town centre. The supporting text also supports the provision of housing to meets the needs of older people and those in special need of help or supervision.
- G. The Transport chapter now includes a new policy on the provision of electric vehicle charging points (Policy T3). The policy aims to encourage a shift to low emission vehicles by promoting a network of charging points in appropriate locations. In order to future-proof the policy, it takes a flexible approach, with the initial emphasis being on determining suitable locations rather than imposing a rigid standard.
- H. In relation to the previous Major Developed Sites (MDS), a designation which is no longer included within the NPPF, these have now been re-classified as Major Developed Employment Sites (MDES) in the Green Belt. The ADMP identifies these MDES in a new Policy EMP2 as important employment generating sites that differ in scale from other previously developed land in the Green Belt
- I. The draft policy on Out of Centre Retail (LC6) has been deleted, as the finalised NPPF now requires the location of new retail and leisure developments to be subject to a sequential test and permission to be refused where the application fails to satisfy the sequential test. Therefore there is no need to repeat this policy in the ADMP.

Site Allocations – Update

7 The Council has recently (29 March – 10 May 2012) undertaken a consultation on ten proposed site allocations, nine of which were previously allocated for a different use within the draft document, and one of which is a new site. Neighbouring properties, local stakeholders, statutory consultees and the LDF mailing list were all sent copies of this consultation, which was also publicised on our website and by press release. The sites are listed below, together with the number of consultation responses received and the Council’s initial response. Further information on the comments received on each site is set out in the consultation statement at Appendix C .

Site Location	2010 Draft Allocation	Proposed Allocated Use	Number of consultation comments
Bovis Manor House site, New Ash Green	Not included Current use - office	Residential	32
Currant Hill Allotments, Westerham	Allotments (with reference that any future development would require replacement allotments)	Residential, with allotment re-provision on adjacent site	16
Station Approach, Edenbridge	Employment (builders merchants)	Mixed use – employment and residential	20
Leigh’s Builders Yard, Edenbridge	Employment (vacant builders yard)	Residential	10
GSK, Leigh	‘Major Developed Site’ (Vacant employment site)	Residential with limited retained employment	19
Warren Court Farm, Halstead	Employment (offices and workshops)	Residential (including Green Belt amendment)	10
Broom Hill, Swanley	Allocated for Employment and open space	Employment, open space and residential	45
United House, Swanley	Allocated for mixed-use– employment & residential	Residential	28

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Land rear of Premier Inn, Swanley	Allocated for Residential	Employment site	6
West Kingsdown Industrial Estate	Allocated for Residential	Employment site	3

- 8 The main issues raised on the sites through the supplementary consultation are set out below:

Bovis Manor House, New Ash Green

- 9 This is a site that was not included in the 2010 allocations consultation. It is currently in employment use, but Bovis have indicated that they wish to re-locate elsewhere in the district. The proposal that was subject to consultation was to allocate the Manor House site for residential development. The main issues raised in consultation were: concern regarding loss of employment space, impact on surrounding residential area, impact on infrastructure, particularly highways and parking issues, and concern over density. The Parish Council and local residents objected to the proposal, primarily in relation to the loss of employment space. SDC is meeting with local representatives and the site owner to explore whether an alternative form of development, such as mixed use development (incorporating residential and employment space) may be more acceptable. There was also a degree of support for provision of housing for older people, which will be further explored.

Current Hill Allotments, Westerham

- 10 The consultation set out the proposal 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. The main issues raised in consultation were: concern regarding access to the site and the relocation of the allotments. The Parish Council supports the allocation, but proposes some amendments in relation to phasing and map notations. SDC has amended the allocation to reflect Parish Council comments and clarified that the access will be from London Road and not from Rysted Lane.

Station Approach, Edenbridge

- 11 The Council considers that a mixed use scheme is an appropriate and more efficient use of this site. The consultation proposed to re-designate the site for mixed use development, comprising employment and residential uses. The main issues raised in consultation were: concerns regarding access to the site and parking, impact on existing vegetation/wildlife, impact on existing infrastructure and amenity of future occupiers due to the proximity to the railway. The Town Council was supportive of the change of use of this site from employment to mixed use. SDC has amended the allocation to reflect comments regarding access and the potential for an alternative access to the residential element of the site off Forge Croft.

Leigh's Builders Yard, Edenbridge

- 12 This site gained outline planning permission on 13th April 2012 (reference SE/11/02929) for a mixed use development including 7 residential units. In light of the fact that permission has been granted and the principle established for residential redevelopment, in line with other allocations that have been granted planning permission, the site has been removed from the allocations document. Housing Policy H1 states that the Council supports the implementation of existing residential planning permissions that have been granted on sites within the District. The Town Council and local stakeholders were supportive of the change of use of this site from employment to residential use.

GSK, Powder Mills, Leigh

- 13 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 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 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.

- 14 Therefore the consultation proposed to re-designate the site for residential-led mixed use development. The main issues raised in consultation were: remoteness (sustainability) of site, lack of/impact on local infrastructure including schools and highways, environmental impact, housing 'quota' already exceeded, flooding and construction. The Parish Council and local residents objected to the proposal and SDC is meeting with local representatives to explore whether an alternative configuration development may be more acceptable.

Warren Court Farm, Halstead

- 15 The consultation proposed that this site be reallocated from employment to residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The recommendation was 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 main issues raised in consultation were: concerns regarding loss of employment space, and need for improvement in footway access. The Parish Council would prefer the retention of the employment land or provision of affordable housing for local people. The site promoter would prefer the entirety of the site to be allocated for residential development. SDC will work with local representatives and the site owner to explore whether an alternative form of development may be more acceptable.

Broom Hill, Swanley

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- 16 The site was allocated for employment use in the Sevenoaks District Local Plan (2000) and this was carried through into the Core Strategy (2011) as a strategic allocation. The site is 8.1ha, but only 4.1ha of the site is required to be developed for employment purposes. The consultation sought to consider what other uses are appropriate on the remainder of the site (4ha). The consultation proposed to designate the site for mixed use development, comprising employment (4.1ha), open space and residential. The main issues raised in consultation were: concerns regarding the housing proposals in terms of impact on amenity and congestion on Beechenlea Lane (and wider highways network), loss of open space / habitat / wildlife on Broom Hill, pollution and buffer zone to M25. The Town Council and local residents objected to the proposal, primarily in relation to the residential element of the proposals and SDC is meeting with local representatives to explore whether an alternative form of development may be more acceptable.

United House, Swanley

- 17 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. The main issues raised in consultation were: concerns regarding infrastructure capacity, density, loss of employment and impact on adjacent employment use, runoff and drainage, access and impact on wildlife. The Town Council and local residents objected to the proposal and SDC is meeting with local representatives to explore whether an alternative configuration development may be more acceptable.

Land rear of Premier Inn, Swanley

- 18 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 recent consultation proposed that the remainder of the site be protected as an existing employment site. The Town Council and local stakeholders were supportive of the proposal to protect the existing employment site and not promote residential. SDC therefore propose to allocate this site as a protected employment use.

West Kingsdown Industrial Estate

- 19 The 2010 consultation proposed the allocation of this site for a residential development, as this was promoted by the owner of the site. However, the site is considered to be functioning well as an employment site, the site and buildings in good condition and it is of similar quality and build to the Blue Chalet Industrial Park at the northern end of West Kingsdown, which is an allocated protected employment site. Therefore the consultation proposed the allocation of the site as an existing employment site. The Parish Council were supportive of the proposal to protect the existing employment site and not

promote residential. SDC therefore propose to allocate this site as a protected employment use.

- 20 The following key sites have also been updated since the draft that was considered by committee in March 2012, where the Council has worked with site promoters to finalise the allocations:

Land West of Blighs Meadow, Sevenoaks

- 21 This site is identified as a key development site in the Core Strategy. The Council's overall aim is to secure a comprehensive development of this site for a range of uses, compatible with the existing town centre that will enhance the overall attraction for residents and visitors. The site is appropriate for mixed use town centre development, and should comprise a mix of retail floorspace, residential apartments, car parking spaces and space for a market. The Council has now identified the site as having a capacity for 22 residential units and that the retail element may comprise a single large format store provided it meets the requirements of the allocation

Swanley Town Centre

- 22 Regeneration of the town centre is a key proposal of the Core Strategy. The Council's aim is to secure regeneration via a comprehensive retail led redevelopment, which will include provision of retail, replacement car parking, medical and community facilities, residential and new pedestrian/cycle link to Swanley station. Discussions have taken place with the site owner who has suggested that additional retail floorspace in modern unit dimensions is required to make a town scheme viable and achieve the objectives of regeneration. This would require the extension of the town centre boundary and would potentially involve building on part/all of the adjacent recreation ground. The Council has taken independent advice which suggests that an extended boundary is required to support a viable town centre redevelopment. However, no firm proposals have yet been proposed by the owner, or discussed with the town council or the local community. Therefore, the town centre boundary has not been extended, but there may be scope to modify this boundary in future, based on further evidence and a scheme to be provided by the owner. If any development is proposed on the recreation ground, replacement provision of the recreation ground and associated sports and leisure facilities would be required. Due to the on-going nature of discussions on this site, an indicative housing capacity has not been provided.

Land East of High Street, Sevenoaks

- 23 The Core Strategy outlines that approximately 4000sqm retail floorspace needs to be provided in Sevenoaks town centre in the plan period up to 2026. The development of the land west of Blighs Meadow is now likely to fulfil this requirement and therefore any redevelopment of the land east of the High Street is likely to take place in the longer term, beyond the current plan period. This site has therefore been removed from the allocations document.

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- 24 The proposed number of housing units from residential and mixed use development allocations is set out below (with a comparison to the number of units indicated in the 2010 consultation draft), together with a summary of the housing supply components. The sites that are **highlighted** are subject to on-going discussion, further to the recent supplementary consultation on these sites.

PROPOSED HOUSING ALLOCATIONS (POLICY H1)			
REF	RESIDENTIAL DEVELOPMENT SETTLEMENT/SITE ADDRESS	APPROXIMATE NO. UNITS	2010 CONSULTN
Sevenoaks Urban Area			
H1(a)	Car Park, Hitchen Hatch Lane	17	10
H1(b)	Cramptons Road Water Works, Cramptons	50	55
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	35	48
H1(d)	School House, Oak Lane & Hopgarden Lane	19	37
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	18	34
H1 (f)	Greatness Mill, Mill Lane	20	20
	Sub Total	159	204
Swanley			
H1(g)	United House, Goldsel Road	250	116
H1(h)	Bevan Place	46	52
H1(i)	Bus Garage/Kingdom Hall, London Road	30	20
H1(i)	Land West of Cherry Avenue	50	75
	Sub Total	376	263
Other Settlements			
H1(k)	57 Top Dartford Road, Hextable	14	14
H1(l)	Foxs Garage, London Road, Badgers Mount	15	18
H1(m)	Land adjacent to London Road, Westerham	30	30
H1(n)	Currant Hill Allotments, Westerham	20	n/a
H1(o)	Land at Croft Road, Westerham	15	19
H1(p)	Land rear of Garden Cottages, Leigh	13	13
H1(q)	The Manor House, New Ash Green	50	n/a
H1 (r)	Warren Court, Halstead	13	n/a
	Sub Total	170	94
	TOTAL	705	561

PROPOSED UNITS FROM MIXED USE ALLOCATIONS (POLICY H2)			
REF	MIXED USE DEVELOPMENT SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS	2010 CONSULTN
H2(a)	Land West of Bligh's Meadow, Sevenoaks	22	59
H2(b)	Post Office/Bt Exchange, South Park, Sevenoaks	30	n/a
H2(d)	Swanley Centre, Nightingale Way, Swanley	0*	128
H2(e)	Station Approach, Edenbridge	20	n/a
H2(f)	New Ash Green Village Centre, New Ash Green	50	50
H2(g)	Powder Mills (Former GSK Site), Leigh	100	n/a
EMP2	Broom Hill, Swanley	30	n/a
TOTAL		252	237

*please see the section above on Swanley Town Centre - due to the on-going nature of discussions on this site, an indicative housing capacity has not been provided.

Summary of Housing Supply Components as at 1 April 2012	No. of units
Completions 2006 - 2012	1,360
Permissions (at 01.04.2012)	970
Windfall Allowance Small Sites (2017 - 2026)	450
Permissions granted on proposed allocations since 01.04.2012	7
Proposed Housing Allocations (See Policy H1 table above)	705
Proposed units from Mixed Use Allocations (See Policy H2 table above)	252
TOTAL	3,744

Conclusion and Next Steps

- 25 The ADMP has been reviewed and updated in relation to the publication of the NPPF and progress on allocated site. The report enables Members to consider changes to the plan, and recent consultee representations on site allocations.
- 26 It is recommended that the revised Allocations and Development Management Plan be noted and supported and that discussions continue with local stakeholders/site promoters on site allocations in order to progress the plan to pre-submission publication

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- 27 Following publication there will be a further opportunity to make representations before submission for independent examination to confirm the soundness of the plan.

Options

- 28 The options are to agree, vary or reject the document. The document is considered appropriate to assist in achieving the detailed objectives of the Core Strategy.

Key Implications

Financial

- 29 Budgetary provision has been made for the cost involved in preparing the Allocations and Development Management Plan. Combining the Allocations and development policies into one document will achieve a significant budget saving in publication and examination costs compared with maintaining two separate DPDs.

Community Impact and Outcomes, Equality and Sustainability Impacts

- 30 These issues are addressed in the preparation of the documents concerned.
- 31 The Council has undertaken Sustainability Appraisal (SA) of the draft sites and policies, which have been published alongside the consultation documents, to ensure that the decision-making process takes into account the Government's key objective of Sustainable Development. The purpose of this document is to appraise a number of alternative approaches to Site Allocations and Development Management Policies that have emerged (subsequent to previous iterations of the policies). The appraisal findings from this SA have informed the preparation of the pre-submission publication plan.
- 32 The Council has undertaken an Equalities Impact Assessment (EQIA) of the draft ADMP, to ensure that the decision-making process takes into account equalities issues. The EQIA assesses if there is anything in the policy document that could discriminate or put anyone at a disadvantage, particularly in relation to hard to reach groups. The EQIA concludes that the ADMP does not have a differential impact which will adversely affect any groups in the community.

Legal, Human Rights etc.

- 33 The preparation of an LDF is a requirement under planning legislation. The adopted Allocations and Development Management Plan will form part of the "Development Plan" and has special status in the determination of planning applications. Production of DPDs is in accordance with the Town and Country Planning Local Development (England) Regulations 2004 (as amended).

Risk Assessment

- 34 LDF documents are subject to independent examination and the principal risk involved with their preparation is that the examination finds the document to be unsound. The Allocations and Development Management Plan must be in accordance with the Core Strategy and other parts of the development plan and national planning guidance. The document will progress to publication in which the Council will be required to meet the requirements as set out in the Town and Country Planning Local Development (England) Regulations, at which time it will formally seek the views of key stakeholders in accordance with the Council's Statement of Community Involvement.

Appendices

A Allocations and Development Management Plan

B Site Allocations Pro Forma

C Supplementary consultation responses

Background Papers:

Core Strategy, adopted February 2011

Supplementary Site Allocations consultation
March 2012

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LOCAL DEVELOPMENT FRAMEWORK

ALLOCATIONS AND
DEVELOPMENT MANAGEMENT PLAN

WORKING DRAFT FOR SUBMISSION
MAY 2012

ABOUT THE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN

The Allocations and Development Management Plan 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 version of the document is the Council's draft for submission and represents the version of the document that the Council wish to submit for independent examination.

How to comment

By completing the form online (www.planningconsult.sevenoaks.gov.uk); or

Email ldf.consultation@sevenoaks.gov.uk; or

By completing and returning the consultation response form; or

Downloading additional copies of the response form at www.sevenoaks.gov.uk

How to view the Consultation Documents

The consultation documents consist of the following parts:

Allocations and Development Management Plan

Consultation Response form;

Sustainability Appraisal Report – separate document.

All these documents can be viewed at 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 for opening hours) during the consultation period.



ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN
WORKING DRAFT FOR SUBMISSION

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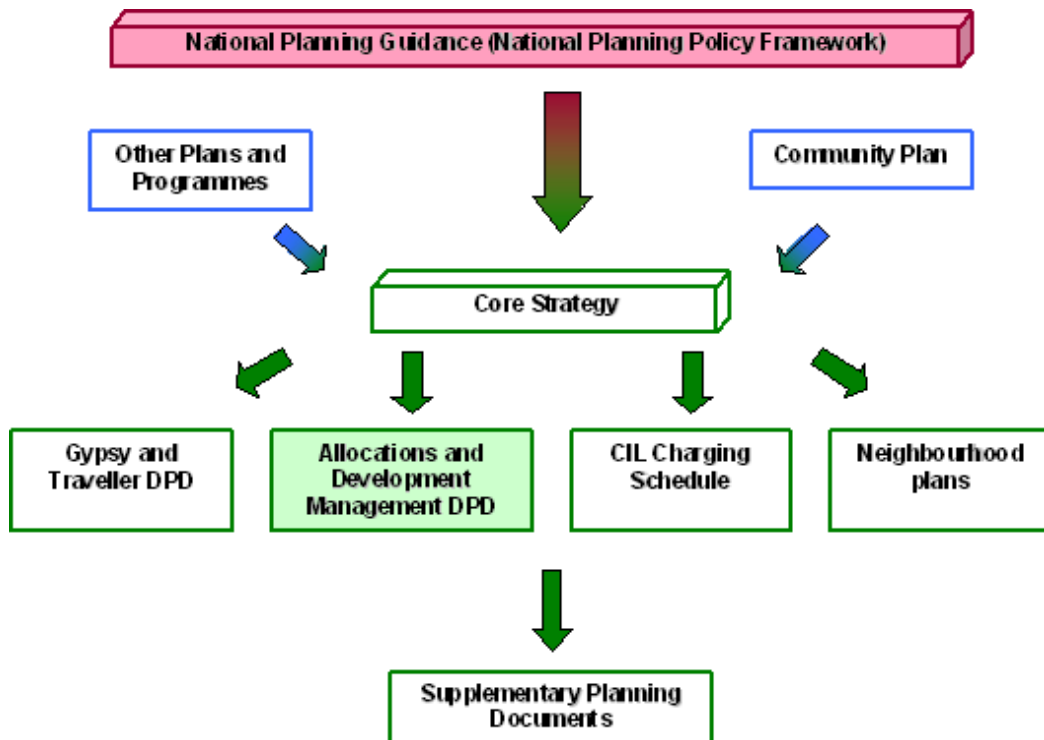
FOREWORD AND BACKGROUND INFORMATION

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 Plan (ADMP), which is a development plan document (DPD) and a number of supplementary planning documents.

A Community Infrastructure Levy (CIL) Charging Schedule will also be produced to set out contributions developers will be required to make to fund infrastructure improvements.

The Core Strategy was adopted in February 2011 and sets out the Council’s general strategy for future development of the District. The Allocations and Development Management Plan must be consistent with the Core Strategy and is the LDF document that will contain detailed policies for determining planning applications and will 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, further detail is included at Appendix 1.

Together the Core Strategy and the Allocations and Development Management Plan will contain all the Council’s District-wide development plan policies, with SPDs containing supplementary guidance.



SUMMARY OF THE CORE STRATEGY

The Core Strategy was adopted in February 2011. It is the over-arching document that sets out the Council's vision and strategic objectives for future development in the District over the period 2006-2026, as well as providing the policy context for other DPDs. It includes a series of strategic location and generic policies which are shown on the Key Diagram. The Allocations and Development Management Plan must be consistent with Core Strategy policies. A summary of the key issues included in the Core Strategy is as follows;

Its spatial approach is to locate development in sustainable locations on previously developed land, ensuring that the main focus for major development is in Sevenoaks, Swanley and Edenbridge.

The strategic residential objectives are to meet its housing provision in existing urban areas, whilst maintaining the Green Belt boundaries. In exceptional cases, small scale sites for affordable housing in rural areas, adjacent to, or near settlements will be allowed. Delivering appropriate sites to meet the needs of gypsies, travellers and travelling showpeople will be considered sequentially.

The strategic economic objectives are to retain key existing employment sites, locate new business development in urban areas, review poorly located non-strategic employment land for other uses and support appropriate diversification of the rural economy in a sustainable manner.

The strategic retail objectives are to locate new retail development within existing retail centres, focussing sequentially on Sevenoaks, Swanley and Edenbridge, whilst allowing for local needs in other settlements.

Specific regeneration opportunities comprising mixed use developments are being promoted in Swanley and New Ash Green.

Strategic transport related objectives are to locate major forms of traffic generating development in sustainable locations, accessible by a range of transport modes.

Strategic environmental objectives are to provide housing needs within existing urban areas and village settlements, maintaining Green Belt boundaries and protect the high quality natural environment from inappropriate development.

Preparation of the Allocations and Development Management Plan (ADMP)

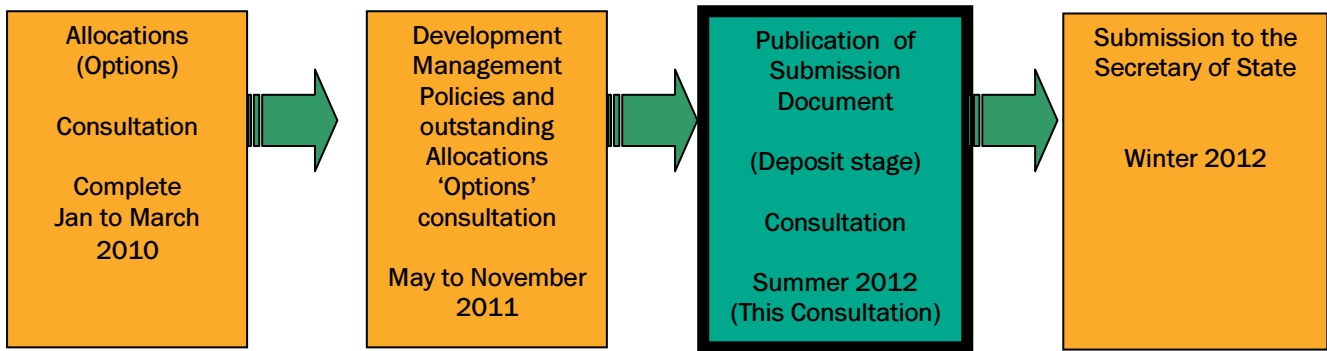
The ADMP identifies the sites to achieve the objectives of the Core Strategy, define the area covered by Core Strategy policies and includes the Development Management Policies to determine applications in accordance with the Core Strategy objectives.

The Council has since decided to combine allocations and development management policies into one document.

There is now the opportunity to make representations on the draft for submission prior to it being submitted to the Secretary of State. The key stages and anticipated dates for the ADMP are:

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Working Draft for Submission – May 2012



After submission to the Secretary of State, the DPD is examined by a Planning Inspector, and if it is found to be “sound”, it is adopted for use by the Council for planning purposes.



Sustainability Appraisal

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 have assisted in determining which sites and policies provide the most sustainable development opportunities.

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. The findings of this initial scoping exercise are included within the Allocations and Development Management DPD (Draft for Submission) Sustainability Appraisal document that accompanies this document.

Proposals Map and Site Maps

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

The draft for submission is accompanied by detailed plans showing the extent of the proposed allocations and areas to which policies apply. Further detail is included within the respective chapters of this document.

Supporting Background Evidence

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, gypsy and travellers, 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

1 SUSTAINABLE COMMUNITIES & DEVELOPMENT PRINCIPLES

The National Planning Policy Framework (NPPF) sets out that sustainable development is the core principle underpinning planning, and that there is a presumption in favour of sustainable development.

The NPPF defines the fundamental concept of sustainable development as the idea of ensuring a better quality of life for everyone, both now and for future generations, and draws on the definition drawn up by the World Commission on Environment and Development in 1987 that defines sustainable development as:

“development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

The UK Government sets out the three key areas through which the planning system will deliver sustainable development;

- Planning for prosperity (an economic role)
- Planning for people (a social role)
- Planning for places (an environmental role)

These three components should be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment, and a just society that promotes social inclusion, sustainable communities and personal well being, in ways that protect and enhance the physical environment and optimise resource and energy use.

There are a number of principles that need to be taken into account fully in new development, whether large or small and for whatever use, whether new buildings or conversions of existing ones, so that the special qualities of the area remain. It is also essential that we achieve attractive, high quality sustainable places where people want to live, work and relax. This chapter therefore contains policies relating to sustainable development, design quality and development principles.

This DPD, in conjunction with the adopted Core Strategy, is a positive plan to promote development, unless the adverse impacts of allowing such development would significantly and demonstrably outweigh the benefits, when assessed against the policies set out in the LDF and NPPF.

POLICY NPPF 1 – PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Plan and the Core Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Core Strategy

The NPPF sets out that up to date plans should be in place as soon as practical and that in the absence of an up-to-date plan, planning applications should be determined in accord with the NPPF.

The Core Strategy was adopted in February 2011 as such is considered to be up to date. The Core Strategy sets out the basic development needs for the District for the period up to 2026. This includes a housing provision of 3,300 dwelling for the Sevenoaks District between 2006 and 2026 as well as proposals for regeneration of town centres and for the protection and intensification of existing employment provision.

The principles of sustainable development are fundamental to planning policy set out at a national and regional level and through all policies and proposals of the Sevenoaks District Local Development Framework. Whilst new development is predominantly to be focused into the main settlements of Sevenoaks, Swanley and Edenbridge, a large proportion of the District is rural in character, where it is particularly important that new development is sustainable, sensitively located and designed to a high quality.

The following are key Core Strategy objectives that relate to Sustainable Development;

- 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.
- To ensure that the District's historic heritage is protected.
- 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.
- To ensure new development takes place in a way that contributes to an improvement in the District's air quality.
- 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.
- To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.
- To maintain and enhance the biodiversity of the District including provision of a network of habitat corridors as part of the Green Infrastructure Network.

Core Strategy Policy SP1 sets out specifically that;

'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'.

Whilst Policy SP2 of the Core Strategy sets out a strategic policy for achieving Sustainable Construction and Low-Carbon Energy Generation.

Proposed Policy SC1 of this document therefore draws together the sustainability issues to ensure that the fundamental principles of sustainable development underpin all development proposals whether they be of a strategic or non strategic nature. This is consistent with the Council’s Community Plan and the objective of promoting balanced communities as set out in the existing and emerging replacement Balanced Communities Policy Statement.

Planning applications for residential and non residential development are likely to require either a Sustainability Statement, a Code for Sustainable Homes Pre-assessment Statement or a BREEAM statement as part of a valid application. For major residential developments¹ the Council requires the applicant to submit a Code for Sustainable Homes Pre-assessment, carried out by a registered assessor. Whilst for the purpose of planning permission it is for the applicant to demonstrate that a site can meet the required sustainable construction standards, the detailed construction methods and application will be considered through the regulatory process carried out at the Building Control stage.

For major non residential developments (as defined above) the Council requires the equivalent BREEAM assessment to be completed and submitted as part of the proposal.

For new residential development of 5 or more units, or any other development where the floor area to be created is between 500m² and 1,000 m² a Sustainability Statement should be submitted as part of a valid planning application. It can either form part of the Design and Access Statement or be a separate document.

The Statement should be based on the Code for Sustainable Homes and demonstrate how the following key sustainability issues have been addressed / incorporated into the proposal;

- Energy and CO2 emissions
- Sustainable use of water
- The source/impact of construction and finishing materials
- Methods for surface water run off/combating flood risk
- Waste management and recycling
- Pollution prevention
- Health and well-being (Daylight, Noise, Amenity Space and Lifetime Homes)
- Ecological value of site and enhancement.

POLICY SC 1 – SUSTAINABLE DEVELOPMENT

There is a presumption in favour of sustainable development.

Development will be permitted where it is demonstrated by the applicant that the proposal is consistent with the principles of sustainable development, as appropriate to its location, scale and form. Where appropriate to the development proposed, proposals should have regard to;

- a) the compatibility and suitability of the proposal to its location;
- b) the impact of the proposal on the surrounding environment, landscape, habitats and

¹ Major development is defined as:

- Residential development of 10 or more dwellings, or, if this is not known, where the site area is 0.2 hectares or more; or
- Other development: where the floor area to be created is 1,000 m² or more, or the site area is 1 hectare or more.

biodiversity, including the Green Belt and AONB;

c) the contribution to creating balanced communities;

d) the conservation and enhancement of the Districts cultural heritage;

e) the contribution to and impact on the District's economy;

f) the impact on existing infrastructure and contribution to new supporting infrastructure.

Development that is consistent with the Core Strategy will be regarded as sustainable subject to complying with the more detailed policies in this plan where they are relevant.

Performance Indicators:

New Residential Development within 30 minutes of Key Infrastructure;

Proportion of completed housing in main settlements of Sevenoaks, Swanley and Edenbridge;

Change in Employment floor space in the Main Settlements;

Proportion of additional employment floorspace in Urban Confines;

Proportion of completed housing in Urban Confines;

General Design Principles

The Design of Development is a material consideration in the planning process. Improving design quality and conservation is a key theme throughout chapter 5.1 of the Core Strategy and Government planning guidance, in which it is clear that planning authorities should reject poor design. The Spatial Vision of the Core Strategy requires that all development should demonstrate high quality and compatibility with the area, whilst also emphasising the need to incorporate sustainability principles.

Core Strategy Policy SP1 specifically addresses Design of New Development and Conservation and specifies that 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. It goes on to make it clear that 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.

Policy SC2 provides a detailed framework for assessing planning applications against Core Strategy Policy SP1. It gives criteria against which proposals can be assessed with so as to deliver high quality design that responds to local character. Issues of key importance to design such as the scale, height, site coverage and the layout are to be assessed when considering the detailed design of a proposal, along with wider spatial considerations such as security, parking and the protection and enhancement of biodiversity. These criteria included in Policy SC2 will be the delivery mechanism for the strategic Core Strategy design policy.

In addition Core Strategy Policy SP7 sets out the approach to density of new development in differing locations and stresses the importance in ensuring that within urban areas, sites are used to their full potential subject to environmental considerations.

There are a number of issues that are common to many types of development and consequently need to be taken into account when determining a wide range of planning applications at a more detailed level, however ensuring new development meets the test of time is an important consideration in delivering sustainable development. Therefore criteria set out in “Building for Life” and other post-occupation assessments will be used as an additional tool for assessing design quality, both at planning application and building completion stages, and the Council will encourage developers to use it in developing their proposals.

Matters of amenity protection have been separated from the basic design principles, which is a departure from the previous approach adopted by Saved Local Plan Policy EN1. The basis for doing this is to ensure greater and more focussed decision making powers. For example applications that should be refused solely on amenity grounds, but are fully acceptable in design aspects, will be underpinned by a single clear policy (See SC3).

POLICY SC 2 - DESIGN PRINCIPLES

To ensure that new development is designed to a high quality and responds to the distinctive local character of the area in which it is situated, proposals will be subject to the following design criteria:

- a) The form of the proposed development should respond to the scale, height, materials and site coverage of the locality;
- b) The layout of the proposed development should respect the topography of the site and the surrounding area.
- c) The proposal should not result in the loss of buildings or related spaces that would have an unacceptable impact upon the character of the area;
- d) The proposed should ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
- e) The proposal should incorporate within the design opportunities for increasing biodiversity potential where possible. retaining and enhancing Green Infrastructure features. Proposals that affect a site’s existing biodiversity and GI should be designed in a way that avoids or mitigates any potential harm;
- f) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;
- g) New development should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities;
- h) The design of new developments should incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti social behaviour;

Where appropriate, new developments should include infrastructure that compliments

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modern communication and technology needs and restricts the need for future retrofitting. Such infrastructure should include Broadband, high speed internet cabling, digital TV cabling and provision of a power supply that would support green technology initiatives such as in home electric car charging points.

Subject to the above considerations development should make efficient use of the land on which it is proposed.

Where appropriate proposals should include details and strategies for the effective management and maintenance of sites following their completion.

Delivery Mechanisms:

The Residential Extensions and Sevenoaks Residential Character Area Assessment SPDs provide detailed design guidance for residential development

Performance Indicators:

Performance of new housing against Building for Life criteria;

Percentage of dwellings completed meeting the Lifetime Homes Standard;

Amenity

The concept of amenity relates to the living conditions of those that will be affected by development proposals either as a future occupant or a neighbour. It is the aim of the Core Strategy and Community Plan to ensure that all development provides an acceptable standard of amenity for its occupants and does not result in significant harmful effects to surrounding uses. Harmful effects can include overlooking, loss of privacy, noise and pollution.

The effects of some developments, such as a poorly designed house extension, can have direct impacts on neighbouring occupiers. Others can cumulatively impact on the general amenity of an area. As such, all development proposals, including intensification of uses and cumulative impacts of similar uses, will be expected to have regard to the amenity of neighbouring uses and occupiers, occupiers of the proposed development and the wider environment. Proposals that seek to introduce sensitive uses, such as residential development, into areas of poor environmental quality will be resisted unless amenity can be adequately safeguarded, such as through mitigation and environmental improvements.

POLICY SC 3 – AMENITY PROTECTION

Planning applications proposals will be permitted where they safeguard the amenities of occupants and occupants of nearby properties by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and that the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

Delivery Mechanisms:

The Residential Extensions and Sevenoaks Residential Character Area Assessment SPDs provide detailed design guidance for residential development

Performance Indicators:**Performance of new housing against Building for Life criteria;****Crime and Disorder**

Development should ensure that the need to create and maintain a safe environment is addressed, including minimising opportunities for crime, fear of crime, disorder or anti-social behaviour. The council will resist proposals that result in an unacceptable material loss of amenity in relation to crime, fear of crime, disorder or anti-social behaviour.

POLICY SC 4 – CRIME AND DISORDER

The Council will permit planning applications that result in the creation of a safe and secure environment.

Proposals that result in the likelihood of increased criminal activity, disorder and anti-social behaviour will be resisted.

Re-Use of Redundant School Buildings

While most schools will continue to be used for either primary or secondary education there will be some sites that will become vacant.

The NPPF states that Local Planning Authorities should plan positively for the provision and integration of community facilities (such as local shops, meeting places, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

Whilst it is recognised that residential or commercial development of vacant school sites would attract much higher values, vacant school buildings and redundant playing fields could provide an opportunity to meet the shortfall for recreational or community uses as highlighted in the Council's Open Space and Leisure study, including facilities such as community centres (that could include buildings for religious purposes), allotments and health facilities.

The sites are generally located where there is good access to residential areas and public transport and could become the focus for local community facilities.

Where buildings or sites become available these should first be considered for community use. Only where there is no community need for the buildings or sites will other uses be considered.

The 2001 census highlights that the Sevenoaks area has an ageing population and the Housing Market Assessment indicates a need to provide housing for this group of people. Where it can be demonstrated that these facilities are not required residential development will be permitted but should include affordable housing.

All new proposals for the re-development of school sites and buildings should also have regard to Policy SC 6 with regards to the re-use of school playing fields.

POLICY SC5 - RE-USE OF REDUNDANT SCHOOL BUILDINGS

Where school buildings become vacant or redundant and there is no requirement for an alternative educational use, priority should be given to reusing the buildings or site

to address local need for community facilities.

Planning permission for change of use or redevelopment for alternative non community uses will only be considered if it is demonstrated by the applicant that there is no identified community need that can be facilitated through the site, or that community facilities that meet the identified need are incorporated into a wider mixed use scheme. Alternative uses that may be acceptable in this instance, subject being located close to services, include residential care homes or sheltered housing

Performance Indicator:

Development of vacant school buildings;

Re-Use Of School Playing Fields

School Playing fields provide an important component of the Green Infrastructure Network (See Chapter 7) and provide for important habitats and ecological benefits to an area.

In accordance with the NPPF, playing fields and other forms of open space that could be of value to the local community should be protected from development unless it can be demonstrated that the land is surplus to requirement. The Council therefore considers that where school playing fields become available, in the first instance use for sport and recreation should be retained.

Development that is ancillary to the use of the site as a playing field, such as new changing rooms, may be permitted where it does not affect the quality or quantity of the pitches or their use, nor impact upon the quality and extent of the Green Infrastructure Network.

POLICY SC6 - RE-USE OF SCHOOL PLAYING FIELDS

Where a school playing field becomes available, it shall be retained as part of the Green Infrastructure Network for community, sports and recreational uses. Supporting development will be permitted where it is appropriate and ancillary to the use of the site as a community playing field or sports pitch.

Planning permission for change of use or redevelopment to residential or commercial will not be granted unless the applicant demonstrates that:

- it is surplus to requirements for playing fields or other forms of other space and there is no need for an appropriate alternative community, sports or recreational use, or
- the loss will be mitigated by equivalent replacement provision (in terms of quality, quantity and location), or
- the development is for alternative sports/recreational use
- and that the proposal accords with Policy GI1.

Proposals for built development on playing fields in the Green Belt, other than for essential facilities for outside sport and recreation will be refused.

Performance Indicator:

Development of school playing fields;

Loss of Neighbourhood Services and Facilities

The provision of shops and local services, such as post offices, banks, public houses, schools, surgeries, churches, community facilities, and public transport, help to build sustainable communities by supporting the local economy and/or providing day-to-day facilities in locations where there is less need for people to travel by car.

Core Strategy Policy L07 seeks to maintain local services and facilities within rural settlements, where possible, to maintain the sustainability of these settlements. Policy SC7 of this document extends this approach to services and facilities serving local neighbourhoods within Sevenoaks, Swanley and Edenbridge to ensure that the communities within these towns continue to have reasonable access to services that meet their day to day needs.

Policy SC7 should also be read alongside the ‘town centres and shopping’ policies within this document (chapter nine). Along with other community facilities, the policy will apply to retail units that are considered to be meeting a local need outside the town and neighbourhood centres.

Community Right to Buy, which was introduced in the Localism Act, will give communities new powers to help them buy local facilities threatened with closure, which might offer communities an alternative option to retain community facilities.

POLICY SC 7 LOSS OF NEIGHBOURHOOD SERVICES AND FACILITIES

The loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas will be resisted where they are serving a local need. 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.

Performance Indicator:

Changes in Settlement Hierarchy services and facilities score for individual settlements

2 ENVIRONMENT AND CLIMATE CHANGE

Sevenoaks District contains a wealth of environmental features. The Core Strategy specifically identifies the Council's approach to environmental protection and to climate change.

The following are the key Core Strategy Objectives in respect of Climate Change and the Environment;

- 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.
- To ensure new development takes place in a way that contributes to an improvement in the District's air quality.

Sustainable Construction

The Core Strategy places great emphasis on the importance of sustainable construction, with The Code for Sustainable Homes as the key mechanism and as such is dealt with at a strategic level through Policy SP2 of the Core Strategy.

Environmental Protection and Pollution Control

The NPPF does not contain specific waste policies, since national waste planning policy will be published alongside the National Waste Management Plan for England. However currently Planning Policy Statement 10 (PPS10) 'Planning for Sustainable Waste Management', seeks to ensure that waste disposal is a last resort and that re-use, recycling and composting should be the priority. It is unlikely that the approach to waste management will be altered significantly.

Development proposals will be required to make adequate arrangements for the provision of recycling.

Water Pollution and Efficiency

Developers must be mindful that the pollution of ground water and/or surface water is an offence under the Water Resources Act 1991. Also, the Water Framework Directive requires there to be no deterioration in water status. Efficiency of water use is also a consideration in determining planning applications.

Flooding

Increased surface water run-off from a development can affect both adjoining sites and more remote sites further downstream by increasing the risk of flooding. Run-off can also physically damage the river environment itself. Where possible the Council will encourage developers to utilise Sustainable Drainage Systems (SuDS), unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate.

In terms of addressing flood risk in development proposals the NPPF and the associated Technical Guidance require the use of a sequential test when considering development proposals, to determine the suitability of types of development within the different flood zones

(Zone 1 Little or No Risk Less than 0.1% annual probability; Zone 2 - Low to Medium Risk 0.1% to 1.0% annual probability; Zone 3 - High Risk Greater than 1.0% annual probability). Guidance is set out within National Planning Policy and as such there is no requirement to insert a specific localised policy.

Outdoor Lighting

Artificial lighting is essential for reasons of safety and security. However, insensitive lighting can cause what is termed as light pollution. Sevenoaks District, as a predominantly rural area, is sensitive to light pollution through sky glow which can affect the tranquillity of the countryside and have a negative impact upon biodiversity.

External lighting is needed for commercial use and for some community and sports facilities such as floodlit sports pitches. Whilst the lighting has to be adequate for the purpose, it is important that there is no significant nuisance to the amenity of surrounding properties. This may require the use of planning conditions to limit the times when lighting is used to minimise the disturbance. The use of low energy lighting will be encouraged.

POLICY ECC 1 - OUTDOOR LIGHTING

Proposals for lighting that affect the outdoor environment will be acceptable where the following criteria are met:

- a) The proposal is integrated within a wider related development scheme;
- b) Any impact upon the night sky shall be minimised through the alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity
- c) There is no harmful impact on privacy or amenity for nearby residential properties;
- d) The proposal preserves or enhances the character or appearance of any Heritage Asset which may be affected.
- e) Any potential impacts on wildlife are avoided or adequately mitigated where avoidance is not possible.

Where these criteria are met, proposals incorporating the use of low energy lighting will be encouraged.

Proposals for outdoor lighting that affect Areas of Outstanding Natural Beauty or open countryside will not be permitted unless the preceding criteria are satisfied and it is demonstrated that the lighting is essential for safety or security reasons.

Noise Pollution

The NPPF states that planning policies should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

The Noise Policy Statement for England (DEFRA, March 2010) seeks to promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.

Noise sensitive developments should be located away from existing sources of significant noise, and potentially noisy developments are located in areas where noise will not be such an important consideration or where its impact can be minimised. Acceptable noise levels will be based upon technical guidance and the advice of noise specialists.

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The DEFRA statement references “Significant adverse” and “adverse” that are currently being applied to noise impacts, for example, by the World Health Organisation. They are:

NOEL – No Observed Effect Level - This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.

LOAEL – Lowest Observed Adverse Effect Level - This is the level above which adverse effects on health and quality of life can be detected.

SOAEL – Significant Observed Adverse Effect Level - This is the level which significant adverse effects on health and quality of life occur.

These levels can assist local planning authorities in their consideration of sensitive and noise related development. Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source.

POLICY ECC 2 – NOISE POLLUTION

Planning permission will be granted for new development where the developer can demonstrate that the proposal:

- a. Does not have an unacceptable impact when considered against the indoor and outdoor acoustic environment of surrounding occupiers or occupiers of any future units within the scheme;**
- b. Will not result in a development with unacceptable noise levels from existing noise sources that cannot be adequately mitigated.**

Proposals for high noise generating development in the AONB or in sites designated for their biodiversity value will not be permitted if it undermines the character or harms the biodiversity of these important areas.

Air Quality and Odour

Policy SP2 of the Core Strategy sets out the policy approach to air quality. Air pollutants (including dust and odour) have been shown to have adverse effects on health and the environment. Emissions arising from any development including indirect emissions such as those attributable to associated traffic generation must therefore be considered in determining planning applications.

Certain developments, such as hot food takeaways, workshops and activities associated with the keeping of animals, can cause a detrimental effect on amenity due to odour nuisance. Therefore, consideration will be given to the odour levels likely to be produced from such premises and their proximity to sensitive development, e.g. residential properties, when determining such planning applications. Proposals that have an unacceptable impact on amenity in terms of odour will be resisted in line with Policy SC3 of this document.

3 HERITAGE ASSETS

‘Heritage Assets’ is the term used to describe the highly valued components which make up the historic character of the District, they can be buildings, monuments, woodland, particular street scenes or areas, landscapes or outstanding views. Heritage assets can be nationally or locally designated by the Local Planning Authority, or those identified during the determination of planning applications

Heritage Assets include –

- Scheduled Ancient Monuments
- Archaeological Sites
- Listed Buildings
- Conservation Areas
- Historic Parks and Gardens
- Ancient Woodland and Ancient Trees

Sevenoaks District is characterised by a significant legacy of historic towns and villages, with many listed buildings, Conservation Areas and extensive areas of ancient woodland. These Heritage Assets and their settings are a key feature of the District, as they provide interest, variety, local character and distinctiveness to the many settlements and wider countryside.

Some of these Heritage Assets and features are protected by other policies or legislation, for instance if they are a Scheduled Monument or covered by a Site of Special Scientific Interest (SSSI). However, the complex history of the landscape means that there are many sites and features which do not have a specific designation. Nevertheless these should also be conserved and enhanced because of their contribution to the wider landscape and to the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. Historic Assets are an irreplaceable resource and they should be conserved and enhanced in a manner appropriate to their significance.

The Spatial Vision of the Core Strategy sets out that the high quality natural built and historic environment will be conserved and enhanced. Policy SP1 Design of New Development and Conservation states that the District’s heritage assets and their settings will be protected and enhanced, while Policy SP11 states that biodiversity will be conserved and opportunities sought for enhancement.

Listed Buildings

National policy provides for the protection of Listed Buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is a presumption in favour of retaining Listed Buildings so permission to demolish will be the exception and only allowed if all other options to retain the building are demonstrated to have been thoroughly explored.

The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic value. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic to those used in the original building. In particular the District Council will resist applications that result in the loss of traditional features that could be preserved.

Listed Buildings may become vacant and derelict if no acceptable use can be found. The original use may be the most appropriate and will be encouraged where possible.

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Where this is not practicable the alternative use proposed must not require alteration to the extent that the character and historical importance of the building is destroyed or materially harmed.

Where the District Council considers that a proposal would have an impact on the setting of a Listed Building, it will require the submission of illustrative and technical material to allow that impact to be properly assessed. This will include details to show the existing situation and the precise effect on the fabric and character of the Listed Building and its setting.

Planning permission will be refused where the District Council considers that the proposal would dominate the Listed Building or buildings within its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape setting.

Conservation Areas

Conservation Areas are designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces. It also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid in all planning decisions to the desirability of conserving or enhancing its character and appearance as required by policy SP1. Design of New Development and Conservation. The choice of materials and detailed design are vital elements in achieving new buildings which preserve the local character and distinctiveness which typifies the Districts Conservation Areas.

In order to assess the impact of proposals whether for redevelopment or alterations/additions to buildings, the District Council will require an appropriate level of detail including drawings or other pictorial material which shows the proposed development in its setting.

Archaeology and the Historic Environment

Scheduled monuments are protected against disturbance, and therefore prior consent from the Secretary of State is required for all works affecting such monuments, whether or not those works require planning permission. Some types of work, generally related to agriculture or gardening, where these activities are already being carried out, are allowed to proceed without such consent.

Owners are encouraged to maintain their Scheduled Monuments in good condition by adopting sympathetic land uses. However, as scheduling is not comprehensive, this Development Plan Document makes provision for the protection of future Scheduled Monuments and archaeological sites, as well as those that have already been identified.

Ancient Woodland

National Policy requires the protection of Ancient Woodland, Veteran and Ancient trees from further loss or damage. Therefore, the District Council will expect applicants with proposals within or adjoining Ancient Woodland or sites containing ancient or veteran trees, to conserve and, where possible, enhance the woodland and to demonstrate that any potential harm can be mitigated.

As Heritage Assets are irreplaceable, therefore any harm or loss will require a clear and convincing justification. Substantial harm to or loss of heritage assets of the highest

significance, such as scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, will be wholly exceptional.

Policy HA1 seeks to draw together a comprehensive approach to conserving and enhancing the District’s Heritage Assets.

POLICY HA 1 – HERITAGE ASSETS

Planning application proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Applications will be assessed with reference to the following:

- a) the historical and/or architectural significance of the asset;
- b) the prominence of its location and setting; and
- c) the historic and/or architectural significance of any elements to be lost or replaced.

Where the application is in or affects an area or suspected area of archaeological importance an archaeological assessment must be included to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

Performance Indicators:

Change in number of Heritage Assets;

The Proportion of Conservation Areas with up to date Appraisals;

Change in Conservation Area extents;

Demolition in Conservation Areas

When considering proposals for demolition of buildings within a Conservation Area, the District Council will be looking for any redevelopment to provide a level of visual quality equivalent to that of the existing buildings in the Conservation Area.

POLICY HA 2 – DEMOLITION WITHIN CONSERVATION AREAS

Proposals involving the demolition of non-listed buildings in Conservation Areas will be assessed against the contribution to the architectural or historic interest of the area made by that building.

Buildings that make a positive contribution to the character and appearance of the Conservation Area should be conserved. Where a building makes no significant contribution to the area, consent for demolition will be given subject to submission and approval of a detailed plan for redevelopment or after use of the site.

Performance Indicators:

Change in Conservation Area extents;

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Number of applications for demolitions in Conservation Areas;

4 THE GREEN BELT

Sevenoaks District adjoins London and is predominantly rural in character with 93% of the District designated as Metropolitan Green Belt.

The general purposes of the Green Belt are stated in the NPPF:

- (i) to check the unrestricted sprawl of large built-up areas;
- (ii) to prevent neighbouring towns merging into one another;
- (iii) to assist in safeguarding the countryside from encroachment;
- (iv) to preserve the setting and special character of historic towns; and
- (v) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

The Sevenoaks District lies entirely within the Green Belt. The particular function of the Green Belt in Kent is to preserve the open countryside between the edge of Greater London and the urban areas of the Medway towns, Maidstone, Tonbridge and Tunbridge Wells.

The approved Green Belt in West Kent extends to about 12-15 miles from the built-up edge of Greater London. Within West Kent, the Green belt has an important role in preserving the identity of the separate communities and in curbing urban pressures by restraining the growth of towns and other settlements.

The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The most important attribute of Green Belts is their openness. Once Green Belts have been defined, the use of land in them has a positive role to play in fulfilling the following objectives:

- to provide opportunities for access to open countryside for the urban population;
- to provide opportunities for outdoor sport and outdoor recreation near urban areas;
- to retain attractive landscapes and enhance landscapes, near to where people live;
- to improve damaged and derelict land around towns;
- to secure nature conservation interest; and
- to retain land in agricultural, forestry and related uses.

Green Belt also plays an important role in encouraging regeneration within existing built confines, this is particularly relevant towns such as Swanley and New Ash Green within the Sevenoaks District. The Core Strategy provides further detail on these regeneration proposals.

Core Strategy

The Spatial Vision of the Core Strategy supports national guidance and sets out that Sevenoaks District will provide for future development requirements by making effective use of urban land within existing settlements, while protecting the environment. Further to this the Council's development requirements for housing, employment and other such development as set out in the Core Strategy are based on maintaining existing Green Belt boundaries and not releasing any Green Belt land for development.

The detailed objectives of the Core Strategy include:

- 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.

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- 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.

PREPARATION OF A GREEN BELT SUPPLEMENTARY PLANNING DOCUMENT

To support the policies for development in the Green Belt, the Council has prepared a Supplementary Planning Document (SPD) to provide applicants with advice on the way the Council will consider applications and how best to prepare Green Belt schemes.

The following key areas are included within the SPD;

Overview of Green Belt policy;
Principles for new buildings;
Residential development proposals;
Agriculture and re-use of farm buildings;
Change of use within the Green Belt;
Design considerations for Green Belt development; and
Very special circumstances.

Control Over Development

The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved except in very special circumstances. It is for the applicant to prove that very special circumstances exist.

On receipt of a particular proposal, the Council is required to weigh the harm to the Green Belt and any other disadvantages, against the advantages of the proposed development. In doing so key consideration will focus around the appropriateness of the development in terms of net openness and the objectives of including land within Green Belt. If the result of this balancing exercise is that the advantages outweigh the disadvantages, and that such a situation is unique and cannot be easily repeated then very special circumstances may exist.

Re-use of Buildings in the Green Belt

Conversion of buildings that require substantial rebuilding in order to make them suitable for re-use will not be permitted. As a starting point when determining whether a proposal constitutes substantial new rebuilding, the Council will wish to see at least 75% of the original structure maintained to protect its rural character. However the Council recognise that in some instances proposals may be able to protect the character of the existing building with a lesser proportion of the original structure being maintained. Any grant of planning permission will limit the removal of the original structure to that shown in the approved details.

Conversions are accepted where they will have no increased impact than the present use on the openness of the Green Belt or harm the character of the area. To avoid increasing impact

conversions that involve disproportionate extensions will not be considered acceptable. Extensions to converted building will be controlled by the removal of Permitted Development Rights at the time of permission.

Policies that relate to proposals for extensions and alterations to existing residential units in the Green Belt are included within the housing section of this document.

Where the proposed conversion relates to an agricultural building, the applicant should demonstrate that the building is no longer required for agricultural purposes. Where it is demonstrated and accepted that there is no longer an agricultural need for the building, the Council will not permit the future construction of new agricultural buildings of the same type and nature unless it is satisfied that circumstances have significantly changed that would warrant allowing the proposal.

POLICY GB 1 – RE-USE OF BUILDINGS WITHIN THE GREEN BELT

Proposals for the re-use of a building in the Green Belt, will be permitted where;

- a) the proposed new use, along with any associated use of land surrounding the building, will not have a materially greater impact than the present use on the openness of the Green Belt or harm the existing character of the area; and
- b) the applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.

Where a proposal seeks the re-use of an agricultural building constructed within the last 10 years, it will be necessary for the applicant to demonstrate that there is no longer an agricultural need for the building, or that the building is no longer fit for its agricultural purpose.

Where it is accepted that there is no future agricultural need for the building, the Council will resist future proposals for new agricultural buildings, unless it is apparent that they are of a different type and nature than that previously identified as being surplus to requirements.

Delivery Mechanisms:

The Green Belt SPD will provide further guidance on development in the Green Belt

Performance Indicators:

Proportion of additional employment floorspace in Urban Confines;

Proportion of completed housing in Urban Confines;

Extension and Replacements of non residential buildings in the Green Belt

Paragraph 89 of the NPPF states that the extension or alteration of a building in the Green Belt is not inappropriate development as long as the extension does not result in a disproportionate addition over and above the size of the original building.

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Paragraph 89 also goes on to state that the replacement of an existing building in the Green Belt is not inappropriate development if it is within the same use and not materially larger than the building it replaces.

Both of these provisions are new and previously only related to extension or enlargement of residential dwellings. Since the new approach covers a much wider range of potential proposals, from the extension or replacement of a small workshop to that of a very large scale warehouse, the Council do not feel that it would be appropriate to include a floor space figure to guide what is acceptable.

Proposals for extensions and replacements to non residential buildings in the Green Belt will therefore be considered against policy GB2 below. Proposals that relate to residential extensions and replacement dwellings will be considered separately against policies H4 and H5.

POLICY GB2 - LIMITED EXTENSIONS TO NON RESIDENTIAL BUILDINGS IN THE GREEN BELT

Planning applications proposals to extend an existing non residential building within the Green Belt will be considered appropriate where the following criteria are met:

- a) the existing building is lawful and permanent in nature;
- b) the design and proposed volume of the extension, taking into consideration the cumulative impact of any previous extensions, is proportional and subservient to the 'original' building and does not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.

POLICY GB3 – REPLACEMENT OF A NON RESIDENTIAL BUILDING IN THE GREEN BELT

Planning applications proposals to replace an existing non residential building within the Green Belt will be considered appropriate where the following criteria are met:

- a) the existing building is lawful and permanent in nature;
- b) the design and proposed volume of the replacement building are proportional to the 'original' building and does not materially harm the openness of the Green Belt through excessive bulk or visual intrusion; and
- c) the replacement building would be within the same use as the building to be demolished.

Delivery Mechanisms:

The Green Belt SPD will provide further guidance on development in the Green Belt

Performance Indicators:

Number of decisions overturned at appeal.

Green Belt Review

The NPPF states that when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. It also states that once Green Belt boundaries are established they should only be altered in exceptional circumstances.

The Core Strategy established that Green Belt land was not required to meet the Council's development needs up to 2026. However, in line with paragraph 4.1.17 of the Core Strategy the Council has undertaken a detailed review of the District's Green Belt boundary and provided opportunity for land owners to promote examples of anomalies where it was felt that the land no longer contributed to Green Belt openness and where exceptional circumstances exist that would justify an amendment to the settlement boundary.

The Council considered all of the representations received during the consultation stage and deemed that there are two instances of sites demonstrating exceptional circumstances that warrant a minor amendment of the green belt boundary.

The Council has proposed that this existing employment allocation in the Green Belt (Warren Court Farm, Halstead), which was previously identified for further employment development, to be reallocated for residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The decision was 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 an allocated employment site in the greenbelt, all contribute to the exceptional circumstances that justify an amendment to the settlement boundary. Further details on this site, including the amended green belt boundary, are included within the housing section of this document (Policy H1) and the allocation at Appendix 3.

The other site where a green belt boundary amendment is proposed is at Billings Hill Shaw in Hartley. It is proposed that the small parcel of land indicated below is returned to the green belt. This area was previously included within the green belt, until the adoption of the 1994 Swanley Planning Area Local Plan, when it was removed, although there is no written justification for this amendment. Representations were made by the Parish Council in relation to the subsequent Local Plan in 2000, urging that the land at Billings Hill Shaw be included in the Green Belt. The Inspector commented at that time that the non-inclusion of the land in the Green Belt was an anomaly and that there was a clear case for its inclusion in the Green Belt to provide a rational and coherent boundary along the highways margin of Billings Hill Shaw. In the Inspector's view, the apparent error in the previously defined boundary (from 1994) provided justification for an amendment. Notwithstanding the Inspector's report, the Council maintained the existing boundary in the Local Plan (2000) but noted in the Plan that: *'the Council recognises the force of the Inspector's recommendation in respect of the land at Billings Hill Shaw. In particular the need to rectify two "apparent" (cartographical) errors made in 1984 and 1994 in the line of the Green Belt boundary. This would clearly incorporate this land within the Green Belt and re-establish the Hartley Village envelope at this point. The Council will, therefore, be proposing a change in the Green belt boundary to rectify this error at the earliest opportunity'*.

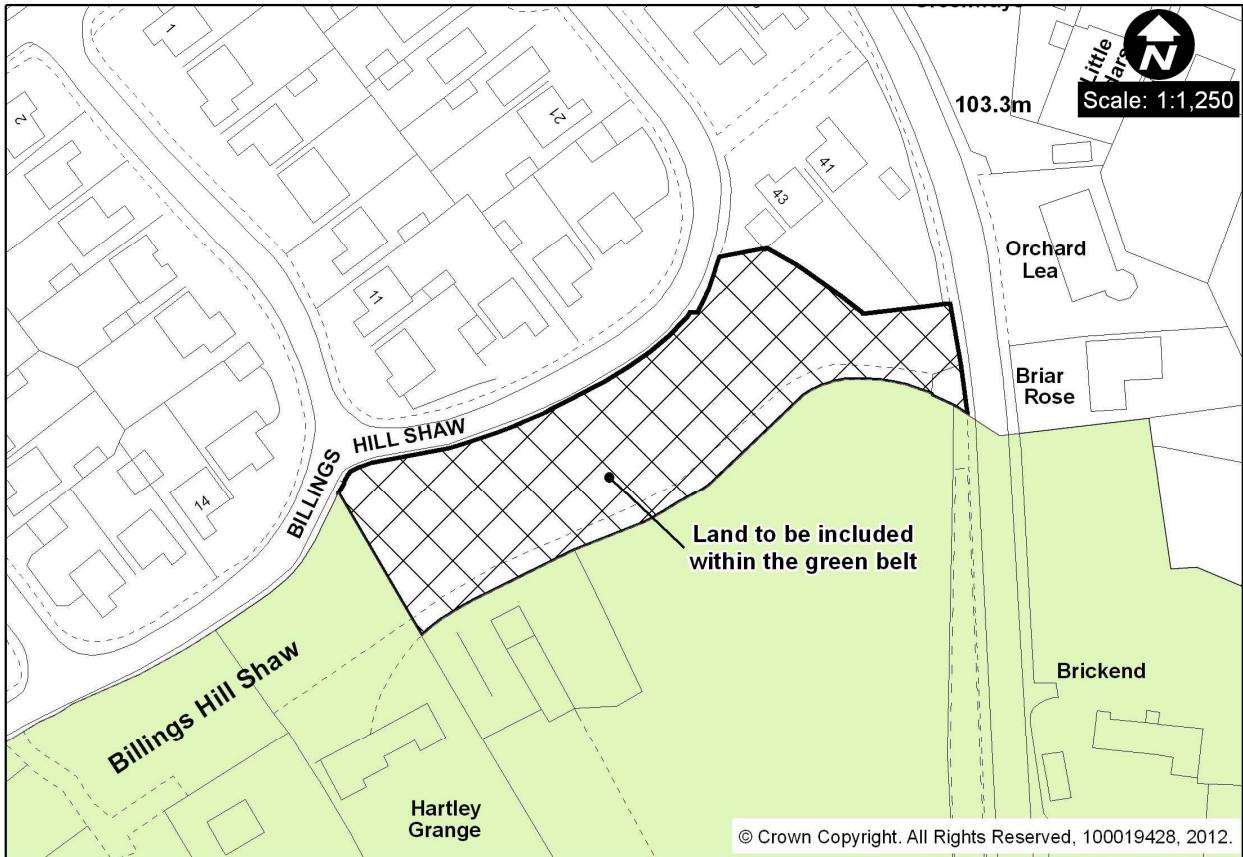
The Council has reviewed the land in question, which is covered in trees and is clearly differentiated from the adjoining housing estate from which it is separated by a clearly defined boundary (Billings Hill Shaw Road). The site is subject to a Tree Preservation Order, and the continuous strip of trees extends onto the land to the west of the site. The area to the west of the site is included within the Green Belt, and the site in question is of similar character to the land to the west. Its character reads more as part of the surrounding countryside than the developed area. It is considered that the highways margin of Billings Hill Shaw provides a rational and coherent Green Belt boundary, These considerations, together with the comments of the previous Local Plan Inspector who recommended the site be included in the Green Belt and the Council's acceptance that the error would be rectified at the earliest opportunity,

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provide the exceptional circumstances to justify the amendment to the Green Belt in this location.

Land at Billings Hill Shaw (for inclusion within the Green Belt)



5 HOUSING AND RESIDENTIAL DEVELOPMENT

For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop.

Residential proposals should therefore be consistent with the adopted Core Strategy housing objectives and comply with the policies in the Sustainable Communities and Development Principles and Environment and Climate Change Chapters of this document. In addition the Residential Extensions and Sevenoaks Character Area Assessment SPDs contain detailed design advice to assist in achieving quality living environments and residential areas.

Core Strategy Housing Objectives

- 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.
- 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.
- 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.
- 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.

In addition to the above objectives, the Core Strategy sets out the general distribution of housing development, which sets the framework for the allocations in this document.

Housing Supply

The Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) that informed the Core Strategy.

The assessment demonstrated that the housing provision figure of 3,300 dwellings (2006-2026) for the District can be met from sites located within existing built up settlements, enabling the Green Belt to continue to be protected. It was also further identified through the Core Strategy process that a significant number of the housing supply comes in the form of existing completions and commitments through outstanding full or outline planning permissions. As such the quantity of new dwellings to be provided from new allocated sites accounts for only 957 dwellings.

The housing sites identified for allocation were established through a detailed evidence base process. A call for sites was undertaken in 2007, which informed the Strategic Housing Land

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Availability Study (SHLAA) that was published in 2008. This process effectively requested landowners/agents to submit land which they considered to have development potential for a range of uses. A review of the SHLAA was undertaken in Summer 2009 and an 'Options' Draft of the Allocations DPD presented the identified housing sites for consultation in early 2010. The 'options' draft was a scoping exercise to establish the key planning issues and development constraints for sites for consideration at this detailed stage.

Each site was considered through detailed assessment and analysed against the consultation comments received. New sites presented for consideration during the 'options' stage, were subsequently considered and added where consistent with Core Strategy policy. Sites that were shown to be unsuitable through the initial 'options' consultation process were removed at this stage.

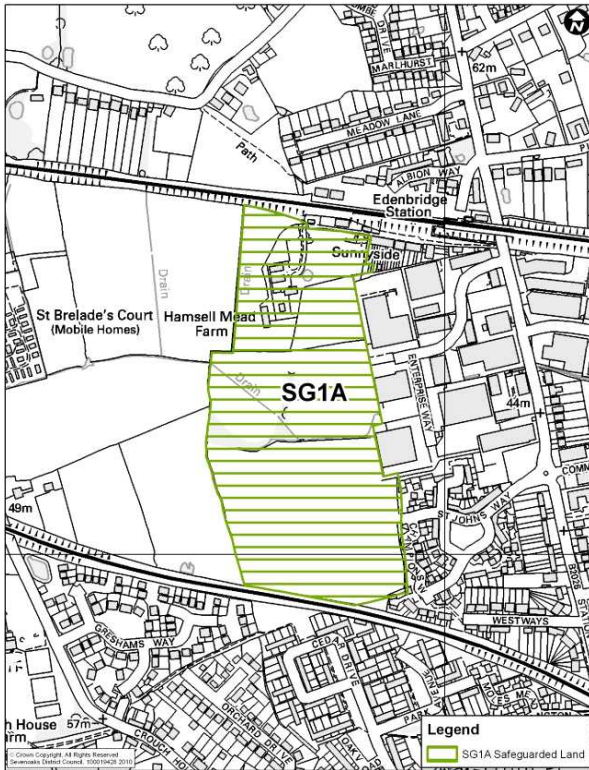
Following scrutiny of the SHLAA methodology and process during the Core Strategy, in which the Inspector deemed the methodology to be appropriate, the Council updated its housing supply to a base date of 1 April 2012. Based on this assessment the Council can currently demonstrate a housing land supply of 3,744 dwellings for the plan period of 2006 –2026. This amounts to a surplus of 444 units over and above the provision identified (3,300) in the Core Strategy.

Summary of Housing Supply Components as at 1 April 2012	No. of units
Completions 2006 – 2012	1,360
Permissions (at 01.04.2012)	970
Permissions granted on Proposed Allocations since 01.04.12	7
Windfall Allowance Small Sites 2017 – 2026	450
Proposed Housing Allocations	705
Proposed units from Mixed Use Allocations	252
TOTAL	3,744

It therefore remains the position that the Council can meet its Core Strategy housing target without the need to release land in the Green Belt and by focussing development within the existing urban and village locations of the District. Further to this, in accordance with the Core Strategy and Settlement Hierarchy, development will primarily be focussed upon the existing principal towns in the District over the village settlements in order to promote the most sustainable development options.

In order to ensure that housing supply remains flexible the Core Strategy (through Policy L06) identifies land at Enterprise Way Edenbridge as a reserve site for housing. The Core Strategy at paragraph 4.4.6 sets out that the site cannot be brought forward before 2015 and should only be developed in the plan period if the Council cannot identify an adequate five year housing supply. The detailed boundary of the reserve site is shown in figure 6 of the Core Strategy and is reproduced below.

Reserve Land at Enterprise Way, Edenbridge



Affordable Housing

Affordable Housing is clearly needed in Sevenoaks District. Policy SP3 of the Core Strategy introduced a new (gross) sliding thresholds which will trigger the requirement for on-site affordable housing provision. The Policy applies to all future proposals, including the allocations set out within this chapter.

Housing Allocations

Policy H1 sets out the proposed residential allocations for the period up until 2026, which includes both sites that were identified through the SHLAA process, sites promoted through the consultation process and those sites previously allocated in the Sevenoaks District Local Plan that have continued to be promoted for development by the land owner.

Location plans and a proforma for each of the Housing and Residential led mixed use sites are included at Appendix 3 and highlight the site specific constraints and the development criteria which are considered to be appropriate, to deliver residential opportunities. These criteria are for advice and information purposes and are not exhaustive. Development proposals will require to be considered as part of a formal planning application in due course.

Sites that currently benefit from Outline Planning Permission are not proposed to be allocated within this plan due to the likelihood that most will have reserved matters and issues resolved prior to the adoption of the document. As set out in the policy below, the Council supports the implementation of existing residential planning permissions that have been granted on sites within the District.

The policy includes an indicative dwelling yield for each site based on an assessment of an appropriate density that takes into consideration the nature of the sites locality. Densities, as proposed in Core Strategy Policy SP7, are generally sought in order to achieve sustainable forms of development, and reduce unnecessary use of greenfield land. However to ensure that

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new development integrates well within the local character of established areas some allocations have been subject to densities below those set out in Policy SP7.

Notwithstanding the quantity guides, it must be emphasised that the yields are approximate and the actual dwelling yield that might be achieved on each site could vary from that indicated. This depends upon the character and detail of the scheme submitted for planning permission.

POLICY H1: RESIDENTIAL DEVELOPMENT		
The following sites are allocated for residential development purposes to deliver the Core Strategy housing requirements (3,300 units) over the period until 2026.		
These sites will provide for a range of housing types, density, mix and tenure and will be subject to the site areas and design guidance as set out in detail at Appendix 3.		
The Council supports the implementation of existing residential planning permissions that have been granted on sites within the District.		
REF	SETTLEMENT/SITE ADDRESS	APPROXIMATE NO. UNITS
Sevenoaks Urban Area		
H1(a)	Car Park, Hitchen Hatch Lane	17
H1(b)	Cramptons Road Water Works, Cramptons Road	50
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	35
H1(d)	School House, Oak Lane & Hopgarden Lane	19
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	18
H1 (f)	Greatness Mill, Mill Lane	20
	Sub Total	159
Swanley		
H1(g)	United House, Goldsel Road	250
H1(h)	Bevan Place	46
H1(i)	Bus Garage/Kingdom Hall, London Road	30
H1(j)	Land West of Cherry Avenue (mixed housing and open space)	50
	Sub Total	376
Other Settlements		
H1(k)	57 Top Dartford Road, Hextable	14
H1(l)	Foxs Garage, London Road, Badgers Mount	15
H1(m)	Land adjacent to London Road, Westerham	30
H1(n)	Currant Hill Allotments, Westerham	20
H1(o)	Land at Croft Road, Westerham	15
H1(p)	Land rear of Garden Cottages, Leigh	13
H1(q)	The Manor House, New Ash Green	50
H1 (r)	Warren Court, Halstead	13

Sub Total	170
GRAND TOTAL	705

<p>Delivery Mechanism</p> <p>See detailed design guidance sheets in Appendix 3</p> <p>Performance Indicator:</p> <p>Progress on Housing Allocations</p>

Mixed Use Development

Paragraph 38 of the NPPF recognises that larger scale residential developments offer opportunities to provide both employment, community and housing benefits as part of comprehensive site developments. The advantages of the mixed use approach includes reducing the need for people to travel to and from work and can increase the variety of activity on sites at different days and times of the week, which aids the reduction and opportunity for crimes to take place. Mixed use development will only be promoted where it is consistent with Core Strategy policy.

Policy H2 sets out those sites that are considered suitable for mixed use development, primarily incorporating a significant element of residential development.

POLICY H2: MIXED USE DEVELOPMENT		
The following sites (0.2 hectares or greater), shown on the Proposal and Site Maps, are allocated for mixed use development that incorporates an element of residential development.		
The purpose is to assist delivery of the Core Strategy housing requirements (3300 units) over the period 2006 – 2026 and to provide additional appropriate uses that compliment the provision of new houses.		
These sites will provide for a range employment, retail and community facilities in addition to housing types, density, mix and tenure considered appropriate.		
REF	SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS
H2(a)	Land West of Bligh’s Meadow, Sevenoaks	22
H2(b)	Post Office/Bt Exchange, South Park, Sevenoaks	30
H2(c)	Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals)	0
H2(d)	Station Approach, Edenbridge	20
H2(e)	New Ash Green Village Centre, New Ash Green (only as part of regeneration proposals)	50
H2(f)	Powder Mills (Former GSK Site), Leigh	100

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Broom Hill, Swanley*	30
TOTAL	252
*Whilst including an element of residential development, this allocation is employment led. Please see Policy EMP3	

Delivery Mechanism

See detailed design guidance sheets in Appendix 3

Planning Briefs for mixed-use sites will be prepared as appropriate

Performance Indicator:

Progress on Mixed Use Allocations

Residential Institutions

Sevenoaks is experiencing a steady increase in the number of its population over retirement age. This trend is likely to continue, and will result in more very old people who are likely to require community care or accommodation in nursing homes. Other groups in society also require 'institutional accommodation' and it is important that adequate provision is made to meet the full spectrum of local needs.

Residential Institutions are defined in Class C2 of the Town & Country Planning (Use Classes) Order 1987 (as amended). This definition covers residential institutions and other non-custodial institutions where a significant element of care is provided for the residents. This can cover a range of uses such as nursing and convalescent homes; community care and care homes for the elderly; centres for those with severe disabilities; and residential schools.

The Council strongly supports the provision of housing to meet the requirements of people in special need of help or supervision where they are fully integrated into existing communities and located in sustainable locations. The pro-forma at Appendix 3 identify sites that are particularly suitable for this form of housing. Examples of inappropriate environments for residential institutions would be include those close to a busy railway line or heavily trafficked road; properties that do not have gardens of an adequate size; or areas where the topography makes it difficult for pedestrians.

The Council has also identified a specific requirement, as set out in the Supporting People Strategy 2010-15, for a Young Persons Unit (approximately nine units), to provide assisted living for vulnerable young people, including care leavers. The need has been identified within the Sevenoaks urban confine and SDC will work with partners and landowners to identify and bring forward a suitable site, well-connected to the town centre.

Housing within Urban Confines

For new homes to meet the needs of current and future residents, it is important that they are designed to a high quality and create an attractive environment that functions well, where people want to live, which meets their needs, and which creates a sense of place where community identity can develop. Higher residential densities are required in the principal settlements of Sevenoaks, Swanley and Edenbridge to maximise the efficient use of Previously

Developed Land and in the interests of achieving more sustainable forms of development, and reducing use of greenfield land. There is no reason why higher densities should compromise the quality of new development.

Within existing village confines all proposals for new or replacement dwellings will be assessed against the design, amenity, safety and environmental principles set out in Policies SC1, SC2, SC3 and SC4.

Residential Subdivision

Subdivision of large dwellings often provide opportunities to create smaller units of accommodation, which can be of benefit to the settlement, especially where there are identified shortages of smaller homes. Proposals for subdivision in the Green Belt need to be carefully considered to ensure that there is no greater impact on openness.

POLICY H3 - RESIDENTIAL SUBDIVISION

Within the built confines of existing settlements the Council will permit the subdivision of residential properties into smaller units subject to:

- a) The building being structurally suitability for subdivision;
- b) The proposal, including any extensions, hardstanding, enclosure or other form ancillary element reflecting the form and integrity of the building and its surroundings;
- c) The proposal not harming the established character and amenities of surrounding residents;
- d) Suitable parking and access arrangements can be achieved.

Within the Green Belt the conversion of residential properties into apartments will be permitted where the above criteria are met and where the proposal (including any ancillary works such as car parking provision) does not have a materially greater impact on the openness of the Green Belt.

Performance Indicator:

Additional completed units from residential subdivision

Residential Annexes

Residential annexes within urban confines (not in the Green Belt) are acceptable in principle where their proposed use is ancillary to the enjoyment of the main house and where there is a demonstrable tie to the host dwelling. In most instances annexes ancillary to the enjoyment of a dwelling house can be constructed as permitted development, therefore a detailed policy is not required. Developments that do require planning permission will be assessed against the design and amenity policies within this document.

Where proposals could lead to the creation of a new self contained dwelling the proposal will be considered in the same way as a new dwelling.

Limited Extensions to dwellings in the Green Belt

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It is reasonable for those living in the Green Belt to be able to extend their properties to some degree, to cater for changing family needs or to provide essential basic amenities where these are not available or are inadequate. To support the emerging policies for development in the Green Belt, the Council has prepared a Supplementary Planning Document to provide applicants with detailed advice on the way the Council will consider applications and how best to prepare Green Belt schemes.

The NPPF states that the extension or alteration of a building in the Green Belt is not inappropriate development as long as the extension does not result in a disproportionate addition over and above the size of the original building. It is within this context that proposals for extensions and alterations to dwellings will be considered.

Since the introduction of Planning Policy Guidance Note 2: Green Belts and the subsequent publication of the NPPF opportunities exist to pursue development in the Green Belt based on Very Special Circumstances where proposals are contrary to Policy. Where proposals for development do not comply with the policies contained in this chapter it is for the applicant to demonstrate that 'Very Special Circumstances' exist and as to why permission should be granted for the inappropriate development in the Green Belt.

It is important to note that existing dwellings in the Green Belt are entitled to the same permitted development rights as dwellings elsewhere (provided permitted development rights have not been removed), and therefore the local planning authority cannot control all extensions or alterations to dwellings in the Green Belt.

Through previous Local Plans the Council has applied a policy that allows the extension of dwellings in the Green Belt by up to 50% over and above the gross floor area of the original building.

Whilst the approach is considered to be successful in principle, it is acknowledged that floorspace does not always fully reflect the impact of extensions on the size of the original building and that alterations can be made to a building that increase the floorspace without significantly affecting the size of the building. For example some loft conversions create extra floorspace accommodation in the roof space but do not involve significant change to the roof form, conversely development can occur that adds significantly to the physical size of the building without affecting floorspace, for example a replacement roof that is much bulkier but does not include extra accommodation.

Taking these considerations into account the Council has revised its Green Belt policy approach to ensure that the overriding principles that would determine the acceptability of a scheme are design based and directly related to the volume and bulk increase and associated impact that development would have on Green Belt openness.

In order to ensure consistency the Council have continued to apply the same 50% floorspace increase allowance to extensions, however the criteria is considered to be secondary to good design and proposals that comply with the 50% rule will not necessarily be approved if the extension is poorly designed or overly intrusive in the Green Belt. The Council have also acknowledged that schemes in excess of the 50% rule may exceptionally be permitted where they do not result in an unacceptable level of additional volume and bulk and do not materially impact upon the openness of the Green Belt.

Certain extensions and alterations can be carried out under permitted development rights. The Council will give consideration to the removal of permitted development rights when assessing proposals to extend a dwelling in the Green Belt.

In view of the above, any proposals for extensions or alterations to dwellings in the Green Belt will be required to meet the criteria set out in Policy H4. They should also comply with other relevant Development Management Policies. Extensions to non residential buildings in the Green Belt will be subject to policy GB2 in chapter 4.

For the purpose of Policy H4 “Original” means the dwelling as existing on 1st July 1948 even if the original dwellings has since been replaced. If no dwelling existed on that date, then “original” means the dwelling as first built after 1st July 1948. Extensions will only be allowed under the policy where the dwelling proposed to be extended remains intact on site.

Unlike previous versions of the Sevenoaks District Local Plan, the floorspace of the “original” dwelling does not include outbuildings. Policy H7 sets out specific rights for outbuildings and any proposals for outbuildings within 5m of the existing dwelling will be treated as an extension under Policy H4.

Where applicants seek to demonstrate that an extension in the Green Belt complies with policy H4, the planning application must include justification of how the proposal complies with criteria a) and b) together with detailed floor space calculations to provide evidence of compliance with criterion c).

POLICY H4 - LIMITED EXTENSIONS TO DWELLINGS IN THE GREEN BELT

Planning applications proposals to extend an existing dwelling within the Green Belt will be considered appropriate where all of the following criteria are met:

- a) the existing dwelling is lawful and permanent in nature; and
- b) the design and proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the ‘original’ dwelling and does not materially harm the openness of the Green Belt through excessive bulk or visual intrusion; and
- c) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally).

Planning applications that include the conversion of loft space through the addition only of roof lights will be permitted and will not be subject to the floorspace allowance in criterion c), provided there is no increase in volume or bulk as result of the proposal. Proposals for loft conversions that include the addition of dormer windows or other alterations that create volume or bulk will be subject to criterion c).

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Performance Indicator:

Proportion of applications overturned at appeal;

Replacement Dwellings in the Green Belt

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There will be cases where dwellings in the Green Belt have reached the end of their useful life, or do not provide for essential basic amenities. In such circumstances, the Council considers that a case can be made to replace the dwelling on the site.

The NPPF states that the replacement of an existing building in the Green Belt is not inappropriate development if it is within the same use and not materially larger than the building it replaces. Proposals for replacement dwellings in the Green Belt will be considered against policy H5 below. Proposals for non residential replacement buildings will be considered against policy GB 3.

In order to minimise the impact of new development, replacement dwellings should be sited on, or close to, the site of the original dwelling, unless an alternative siting would reduce the visual impact of the building on the openness of the Green Belt. In such circumstances, a condition or Section 106 Agreement will be required to ensure the demolition of the existing dwelling.

To ensure consistency with Policy H4 above, it is considered that the gross floor area of a replacement dwelling can be up to 50% greater than the floor area of the original dwelling. In order to avoid a cumulative increase in the size of dwellings being replaced, the baseline will be made to the gross floor area of the original dwelling that existed on the site compared with that of the replacement dwelling.

Some building operations can be carried out under permitted development rights. These can have a significant impact on the character of the plot and its setting, and adversely affect the openness of the Green Belt. Therefore, consideration will be given to the removal of relevant permitted development rights when assessing proposals to replace a dwelling. Proposals for replacement dwellings in the Green Belt will be required to meet the criteria set out in terms of design and amenity as well as other relevant Development Management Policies.

For the purpose of Policy H5 “Original” means the dwelling as existing on 1st July 1948 even if the original dwellings has since been replaced. If no dwelling existed on that date, then “original” means the dwelling as first built after 1st July 1948. Replacements will only be allowed under the policy where the dwelling proposed to be replaced remains fully intact on site.

Where applicants seek to demonstrate that a replacement dwelling in the Green Belt complies with policy H5, the planning application must include justification of how the proposal complies with criteria a), b) and c), together with detailed floor space calculations to provide evidence of compliance with criterion d).

POLICY H5 - REPLACEMENT DWELLINGS IN THE GREEN BELT

Planning applications proposals to replace an existing dwelling within the Green Belt will be considered appropriate where all of the following criteria are met:

- a) the existing dwelling is lawful and permanent in nature; and**
- b) the design or volume proposed does not materially harm the openness of the Green Belt through excessive bulk or visual intrusion;**
- c) the proposal adheres to the “original” dwelling curtilage;**
- d) the applicant provides clear evidence that the total floorspace of the replacement dwelling, together with any retained extensions, alterations and outbuildings would not**

result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally).

Proposals that include the conversion of loft space through the addition only of roof lights will be permitted and will not be subject to the floorspace allowance in criterion d), provided there is no increase in volume or bulk as result of the proposal. Proposals for loft conversions that include the addition of dormer windows or other alterations that create volume or bulk, will be subject to criterion d).

Construction of permanent dwellings as replacements for mobile homes or caravans will not be permitted.

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Performance Indicator:

Number of applications overturned at appeal;

Basements in the Green Belt

The construction of dwellings in the Green Belt with basements would not generally result in overly intrusive, bulky or high dwellings, or impact on the openness of the Green Belt in terms of the physical presence, providing that the basements are located entirely underground, are not visible externally and are not artificially raised above natural ground level.

Single storey basements will be permitted for new and replacement dwellings in the Green Belt, in addition to the 50% increase in floorspace for above-ground extensions permitted within Policies H5. However, such structures must not exceed the footprint of the original dwelling (based on the footprint of the original building as at 1st July 1948 or, when it was first constructed, if this is later).

In addition where a basement is accepted, permitted development rights for extensions to dwellings in the Green Belt may be removed to prevent unreasonably large sized dwellings (by controlling their scale and appearance) and to prevent any potential negative impact on the openness of the Green Belt.

POLICY H6 - BASEMENTS WITHIN RESIDENTIAL DEVELOPMENTS IN THE GREEN BELT

Proposals to extend or replace a dwelling in the Green Belt that includes the provision of a basement will be permitted and will not be subject to the floorspace allowance as set out in policies H4 and H5, if the following criteria are met;

- a) The elements of the proposal situated above ground complies with Policy H4 (extension) or H5 (replacement dwellings) in all other respects;
- b) The basement does not exceed the footprint of the extension or replacement dwelling;
- c)The basement is situated entirely underground with no part of it visible at any point externally;
- d)There are no external windows, entrances or exits to the basement;
- e)The extension or replacement dwelling is not artificially raised above natural ground level to accommodate the extension.

For basement proposals that do not comply with the above, the floorspace of the basement shall be included within the calculation for the purpose of Policy H4 or H5. Where this would result in an increase of more than 50% of the floor space of the original dwelling it is for the applicant to demonstrate very special circumstances exist to justify the proposal.

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Performance Indicator:

Number of applications overturned at appeal;

Residential Outbuildings in the Green Belt

In order to maintain the openness of the Green Belt, it is important to ensure that new ancillary domestic outbuildings, such as garages and sheds, are considered appropriately.

Clusters of buildings would have a more intrusive impact upon Green Belt openness and therefore proposals for residential outbuildings will be treated as an extension under policy H4 if the proposed outbuilding would be located within 5m of the existing dwelling.

It is recognised that permitted development rights exist for certain outbuildings, therefore where planning permission is required for these structures in the Green Belt, and where the outbuildings are more than 5m from the existing dwelling, they will be permitted in addition to the allowance under H4 if the design and cumulative impact would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.

The Council will seek to ensure that such proposals do not dominate the main dwelling or its setting, and do not have an adverse impact on the openness of the Green Belt. Such buildings should be clearly ancillary to the main dwelling in terms of function and design and as such the outbuilding should not exceed 40 sqm.

Where permission is granted for an outbuilding, a suitably worded condition may be imposed, or legal agreement required, to ensure that outbuildings are retained for purposes ancillary to the main dwelling and to prevent their conversion without the approval of planning permission. Consideration will also be given to the need to remove permitted development rights.

POLICY H7 - RESIDENTIAL OUTBUILDINGS IN THE GREEN BELT

Proposals for residential outbuildings, within the curtilage of an existing dwelling in the Green Belt, will be treated as an extension under policy H4 if the proposed outbuilding would be located within 5m of the existing dwelling.

Outbuildings located more than 5m from the existing dwelling will be permitted where the following criteria are met:

the design, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion;

the outbuilding does not exceed 40 sqm.

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Performance Indicator:

Number of applications overturned at appeal;

Dwellings Permitted Under Very Special Circumstances or As Rural Exceptions

Policies H4, H5, H6 and H7 will not apply to dwellings permitted under Very Special Circumstances or as rural exception (local needs) affordable housing schemes.

Since the introduction of Planning Policy Guidance Note 2: Green Belts and the subsequent publication of the NPPF opportunities exist to pursue development in the Green Belt based on Very Special Circumstances where proposals are contrary to Policy. Where developments are or have been allowed under Very Special circumstances they have been permitted in instances where development would not usually have been allowed, and as such it is reasonable that further extensions that would impact upon the openness should be resisted. The Council will therefore remove permitted development rights for developments allowed under Very Special Circumstances and will refusal future proposals for extensions and outbuildings that impact upon Green Belt openness.

In a parallel process, Core Strategy Policy SP4 and predecessor policies from earlier versions of the Local Plan, have allowed small scale affordable housing developments in the Green Belt where rural housing needs surveys have demonstrated a local need for affordable housing. As these developments are, or have been, allowed as exceptions to normal Green Belt policy, and as affordable units to be maintained as such in perpetuity, it is not reasonable to allow significant future extensions and additions. Therefore as with Very Special Circumstance dwellings, the Council will remove permitted development rights and refusal future proposals for extensions and outbuildings that impact upon Green Belt openness.

POLICY H8 - DWELLINGS PERMITTED UNDER VERY SPECIAL CIRCUMSTANCES OR AS RURAL EXCEPTIONS

Where new dwellings are permitted in the Green Belt on grounds of very special circumstances or as part of a rural exception scheme, the Council will remove permitted development rights for extensions and outbuildings to prevent future additions that cumulatively impact upon the openness of the Green Belt.

Applications to extend dwellings or erect or extend outbuildings to dwellings that have or are permitted on grounds of very special circumstances or as part of a rural exception scheme will not be permitted.

Delivery Mechanism:

The Green Belt SPD will provide further guidance on development in the Green Belt

Performance Indicator:

Number of applications overturned at appeal;

Loss of Housing Stock

The Council considers it has appropriate policies/strategies in place to maximise housing options and make best use of the existing housing stock, taking into account national policy set out in The Strategic Housing Role of Local Authorities: Powers and Duties and Planning Guidance on urban renaissance and sustainability. These include;

- Housing Strategy 2003 (adoption of updated version expected 2012)
- The SHMA 2008
- Draft Sevenoaks District Empty Homes Action Plan 2009
- Private Sector Housing Assistance Policy 2008 including Funding the Mid & West Kent Home Improvement Agency which administers the Disabled Facilities Grant for the Council.
- Houses in Multiple Occupancy. HMO Information Pack
- Core Strategy Policies.

To support these policies/strategies a stock condition survey was undertaken in 2004 and has been updated in 2010/11. This updates information on;

- Level of private and public sector stock unfit for habitation.
- SAP (energy efficiency measure) rating of public and private dwellings.
- Condition of Mobile homes.

The SHMA highlights under occupation as an issue. Paragraph 5.3.13 of the Core Strategy outlines the Council's approach to reducing the level of "underoccupation" of family homes. West Kent Housing Association which manages the social housing in the District also operates the Small is Beautiful scheme which offers incentives for tenants downsizing.

The Council is being pro-active through its housing strategies, in bringing empty properties back into use for affordable housing. The draft Sevenoaks District Empty Homes Action Plan 2009 aims to continue enabling empty homes to be brought back into use, thereby providing further usable and decent homes. Proposals that allow tenants to downsize will be supported subject to the proposal not conflicting with relevant housing policies such as replacement dwellings in the Green Belt (H5).

POLICY H9 – REUSE AND PROTECTION OF EXISTING HOUSING STOCK

The Council will support proposals that bring empty properties back into residential use or provide opportunities for tenants to downsize subject to compliance with all relevant housing policies.

The loss of housing stock through change of use or redevelopment will not be permitted unless it is demonstrated that:

- a) The dwelling no longer provides accommodation of a satisfactory standard and is incapable of being improved at reasonable expense; and
- b) The locality and character of the surroundings are no longer appropriate for residential purposes.

Performance Indicator:**Number of completed housing sites with a net loss of units;****Mobile Homes**

The temporary stationing of a residential mobile home or caravan, may be viewed favourably in the context of providing essential accommodation for the operation of an agricultural or forestry holding. This will usually be where a period of residence is required to establish the commercial viability of an ongoing venture, prior to demonstrating a case for a permanent dwelling. Where planning permission is granted, conditions will be imposed restricting the period of stationing, and limiting occupation to persons and direct relatives specifically employed on the holding in question. Upon such time as the mobile home is no longer required for these purposes it should be removed.

Mobile homes or caravans may also provide temporary accommodation during the period of construction of a new or replacement dwelling. The Local Planning Authority recognises the need that can arise, and such proposals will be viewed sympathetically subject to environmental considerations. The onus however remains with the applicant to demonstrate a genuine need. Where planning permission is granted, conditions will be imposed limiting the stationing of the mobile home or caravan to the period of construction, and requiring removal upon completion of the new dwelling.

POLICY H10 – SITING OF CARAVANS AND MOBILE HOMES

Planning applications proposals for the temporary or permanent location of a mobile home or caravan in the Green Belt will only be permitted where;

- a) it is for residential accommodation, associated with an agricultural or forestry activity with a proven need; and
- b) the siting is acceptable in terms of location, access, environmental and local amenity considerations.

As part of any approval the Council will use planning conditions to ensure that upon such time as the mobile home is no longer required for agricultural or forestry purposes it should be removed from the site.

Planning applications proposals for the temporary or permanent location of a mobile home or caravan in the confines of an existing settlement will be considered in the same manner as a new permanent dwelling.

Performance Indicator:**Net additional caravan/mobile home units;****Gypsies and Travellers and Travelling Show People**

The Government is currently reviewing national policy on planning for gypsies, travellers and travelling show people, which is currently set out in DCLG Circulars 01/06 and 04/07, which it regards as 'flawed'. A consultation paper was published in April 2011. A Gypsy and Traveller Accommodation DPD will set an overall level of future provision of accommodation for gypsies,

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travellers and travelling show people once it is clear from the revised national policy whether local authorities will be expected to meet need locally or whether groups of authorities will be required to work together to share responsibility for provision and increase choice for gypsies, travellers and travelling show people.

Upon identification of a suitable level of accommodation for the District the Council will seek to identify acceptable sites to be allocated, taking account of relevant planning policy guidance, in the Gypsy and Traveller Accommodation DPD.

6 TRAVEL AND TRANSPORT

A Transport Strategy for Sevenoaks District has been prepared by Kent County Council, which will inform the LDF process in the future. The Strategy will propose measures to address key transport issues that arise as a result of future development proposals across the District.

The key transport issues for the District are considered to be:

- Congestion around Sevenoaks Town Centre and Swanley;
- Heavy dependency on rail for commuting, particularly to London leading to growing need and further improvements to services;
- Major gaps in the current bus network between New Ash Green and Sevenoaks and poor access to the south of the District;
- There is high car ownership;
- Provision for cycling is generally low throughout the District;
- Rural areas have a dispersed population with a reliance on the car;
- Community transport is currently provided and its importance will increase as the currently ageing population will increase its reliance on those facilities as they no longer have access to a car;
- Parking problems exist around commuter stations and in town centres
- Air quality management areas are increasing and will require traffic management to assist and mitigate.

Government policy is to promote more sustainable transport choices, to improve access to major trip generators by non-motorised modes, and to reduce the need to travel, especially by car.

Core Strategy Objectives

- 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.

Although the potential for using public transport and non-recreational walking and cycling is more limited in small rural settlements within the Sevenoaks District, the same overall policy approach is required. In addition, in recognition of increasingly sedentary lifestyles, the health impacts of travel, and the health benefits from walking and cycling, national policy initiatives seek to improve health through encouraging use of walking and cycling which are sustainable modes.

Responsibility for transport is generally shared between central government and its agencies and Kent County Council. However, the District Council also has planning responsibilities, which can have important transport implications. For example, by ensuring development takes place in locations that are accessible by a range of modes of transport, the District Council can promote more sustainable travel patterns by reducing reliance on the private car.

Mitigating Travel Impact

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It is important that all development mitigates its transport impact. 'Major development' proposals or development proposals with a 'significant transport implications' will be required to produce a Transport Assessment and a Travel Plan. In determining whether or not a transport assessment is required, the Council will have regard to Kent County Council's 'Transport Assessments and Travel Plans' (2008), or any subsequent replacement, and guidance from KCC highway engineers,

An assessment of transport implications in a Transport Statement should be submitted alongside all other development proposals where there is considered to be a transport impact to enable the applicant to demonstrate to the Council that they have properly considered the transport impact of the proposal and taken into account how to mitigate them. The level of detail will vary according to the scale and complexity of the application. Guidance on when a Transport Statement should be carried out and what it should contain has been prepared by the [DfT](#).

POLICY T1 - MITIGATING TRAVEL IMPACT

New developments will be required to mitigate any adverse travel impacts, including their environmental impact, such as noise, pollution and impact on amenity and health. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure or other appropriate mitigation measures, through direct improvements and/or developer contributions.

Planning permission will be refused where appropriate mitigation can not be achieved.

Performance Indicator:

Number of developments with adopted Travel Plans;

Vehicle Parking

Car parking standards will ensure that new developments provide adequate off-street parking to accommodate the needs they generate and to protect surrounding areas and development. Developers will be required to provide car parking spaces in accordance with the relevant standards.

Current vehicle parking standards for residential developments applied in Sevenoaks District are set out in KCC's Interim Guidance Note 3 (IGN3) to the Kent Design Guide. These standards set maxima standards in town centre and edge of centre locations and minima standards in suburban area and villages (see Appendix 2). For non-residential standards, the District Council rely on advice from Kent County Council, as the local transport authority. This advice should take into account national policy on parking, including encouraging sustainable modes of transport and maintaining road safety. Maximum standards in former Supplementary Planning Guidance 4 (SPG4) to the Kent and Medway Structure Plan provides a starting point for this advice.

The residential standards in IGN3 and some of the standards in SPG4 cover the space needs of residents, visitors, employees and customers, but do not provide for the space requirements of vehicles which deliver and collect goods. Consequently, in addition to the requirements set out in these standards, sufficient space will also be required within the site to allow for the parking and manoeuvring of such vehicles.

Insufficient parking associated with new development can lead to inappropriate parking on streets and verges creating highway safety problems and unsightly environments. A flexible approach is therefore required to reflect the availability of non-car alternatives and the proximity of key services, shops and jobs. Generally, development will only be permitted where it is in accordance with KCC’s current Parking Standards. SDC will encourage KCC to keep parking standards under review as the evidence base behind them continues to develop.

POLICY T2 - VEHICLE PARKING

Vehicle parking provision, including cycle parking, in new residential developments will be made in accordance with the current KCC vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide (or any subsequent replacement).

Vehicle parking provision, including cycle parking, in new non residential developments will be made in accordance with advice by Kent County Council’s Highway engineers or until such time as non residential standards are adopted.

Notwithstanding the Council may depart from established maxima or minima standards in order to:

- a) take account of specific local circumstances that may require a higher or lower level of parking provision, including as a result of the development site’s accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems;
- b) Ensure the successful restoration, refurbishment and re-use of listed buildings or buildings affecting the character of a conservation area;
- c) Allow the appropriate re-use of the upper floors of buildings in town centres or above shop units;
- d) Account for the existing parking provision (whether provided on or off-site) already attributed to the building’s existing use when a redevelopment or change of use is proposed and for the use of existing public car parks outside of normal working/trading hours by restaurants and leisure uses.

Performance Indicator:

Number of developments which depart from Vehicle Parking Guidance Note;

Provision of Electrical Vehicle Charging Points

The Core Strategy identifies that Sevenoaks District has high average CO2 emissions and energy consumption levels, therefore new development should take account of the need to mitigate and adapt to climate change and ensure development contributes to an improvement in the District's air quality.

To do this the Council will encourage the shift to low emission electrical vehicles by promoting charging points in appropriate locations throughout the District. The Council will seek to provide these in places where they will be well-used and will not interfere with the safe movement of traffic.

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It is expected that charging technology will advance rapidly over the next 10-20 years as the use of electric vehicles increases, however there is some uncertainty as to whether alternative technologies will develop and as such this policy will be kept under regular review. To take into account the uncertainty regarding the future of electric vehicles the policy takes a flexible approach that allows it to respond to this technological evolution or decline, with the initial emphasis on determining suitable locations and developments for public charging points rather than setting rigid standards.

The Council will seek the inclusion of public vehicle charging points within suitable major development schemes in line with the criteria contained in policy T3. Due to charging times, the most suitable locations are likely to be within developments in town centres, employment areas, tourist and leisure locations and any others that attract visitors for a substantial period of time.

Where under policy T3 it is deemed that a public point is not appropriate, it may still be advisable to design the development to more easily accommodate such provision at a later date if there is sufficient demand, for example by incorporating appropriate ducting and electrical supply capacity to avoid expensive retrofitting.

Whilst public vehicle charging points will not be suitable in all commercial development, the Council recognises that the majority of existing electric vehicle charging takes place overnight at home. Therefore all new houses with a garage or vehicular accesses should include an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles. Where possible schemes for new apartment and sites with separate parking areas should include a scheme for at least one communal charging point.

POLICY T3- PROVISION OF ELECTRICAL VEHICLE CHARGING POINTS

For all major development proposals the applicant should set out within their Transport Assessment a scheme for the inclusion of electric vehicle charging infrastructure.

In considering whether a publicly accessible charging point is appropriate the Council will have regard to:

1. The accessibility of the location;
2. The suitability of the site as a long stay destination during charging;
3. The number of existing and proposed publicly accessible charging points in the surrounding area;
4. The potential impact of providing electric vehicle charging points on development viability.

Within new residential developments all new houses with a garage or vehicular accesses should include an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles.

Schemes for new apartments and houses with separate parking areas should include a scheme for at least one communal charging point.

In non residential developments where it is not appropriate to provide electric vehicle charging points, new development should be designed to include the electrical infrastructure in order to minimise the cost and disturbance of retrofitting at a later date.

Performance Indicator:

Number of developments which include publicly assessable electric vehicle charging points.

7 GREEN INFRASTRUCTURE AND OPEN SPACE

Protecting and improving the environment has always been a central aim of the planning process and is a key element of the Core Strategy. The District has extensive countryside and a unique landscape character, including designated areas of biodiversity value, AONB and many areas of open space.

The importance of these open spaces is that they are often multifunctional, with a variety of uses and designations. In addition to providing for formal and informal recreation, they are valuable to local communities contributing to their character and landscape and providing important areas for wildlife.

The following key Core Strategy Objectives are relevant to Green Infrastructure and Open Spaces:

- 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.
- 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.
- To safeguard existing open space, sport and recreational facilities that meet community needs and improve provision where necessary;
- To maintain and enhance the biodiversity of the District.

The policies for the protection and enhancement of the landscape character, open space, sport and recreational facilities and biodiversity are contained in Core Strategy Policies L08, SP10 and SP11.

Green Infrastructure

The NPPF encourages the creation and enhancement of a network of open spaces and natural habitats and the Core Strategy specifies the need to identify the GI Network across the District.

The following areas can form part of 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.

Sevenoaks District’s Green Infrastructure Network

In the District, the Green Infrastructure Network includes nationally designated areas such as:

- Land of biodiversity value, including Biodiversity Opportunity Areas²
- Sites of Special Scientific Interest, (SSSIs)
- Historic parks and gardens
- Land designated under The Countryside and Rights of Way Act 2000 (CROW)
- including Common Land and Public Rights of Way (PROW)

and locally recognised sites such as:

- Local Wildlife Sites, identified by the Kent Wildlife Trust
- Kent Wildlife Trust Reserves
- Local Nature Reserves
- Roadside Nature Reserves
- Ancient woodlands
- Country Parks
- Tree Preservation Orders
- River corridors and open bodies of water
- Cycle routes
- Amenity Greenspace
- Parks and Gardens
- Natural and Semi-Natural Green Space
- Provision for Children and Young People
- Outdoor Sports Facilities
- Allotments and Community Gardens
- Green Corridors
- Cemeteries and Churchyards

Green Infrastructure Opportunities across the District

The Core Strategy focuses development within the built confines of existing settlements and in allocating development seeks to protect sites designated for their wildlife, open space, amenity

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or recreational value. This approach means that the potential harmful effects of new development on the GI Network will be minimised.

The District's provision of new sites for development is relatively modest and this limits the scope for enhancing or creating additional green infrastructure as part of new development. Consequently it is important for the Council will also work with partner organisations to deliver both landscape scale schemes as well as more localised projects, which both enhance the existing GI Network and increase the network across the District.

The definition of the Green Infrastructure Network has allowed opportunities to be identified which enhance and extend the network, including improving cross boundary linkages, which could be implemented during the plan period.

- Landscape and Countryside –e.g. Kent Orchards Project
- Habitats and Biodiversity - e.g. NWCP Living Churchyards Project
- Cross Boundary Linkages –e.g. Extension of the Tonbridge to Penshurst Cycle Route
- Linkages within Sevenoaks District – e.g. Enhancement along the Darent Valley
- River Corridors and Areas of Open Water – e.g. Removal of Invasive Plant Species

Legend

-  **Cycling Route Opportunities**
 - improvements/extensions to existing routes
 - creation of new routes

-  **Walking Route Opportunities**
 - improvements to existing routes
 - creation of new connections

-  **Rivers and Areas of Open Water**
 - habitat and biodiversity improvements
 - removal of invasive species

-  **Opportunities for Cross Boundary Linkages**

-  **Areas of Outstanding Natural Beauty**
 - North Downs AONB (North)
 - High Weald AONB (South)

-  **Landscape Scale project areas**
 - Darent Triangle Living Landscape
 - Sevenoaks Living Landscape

Biodiversity Opportunity Areas

-  Central North Downs

-  Greensand Heaths & Commons

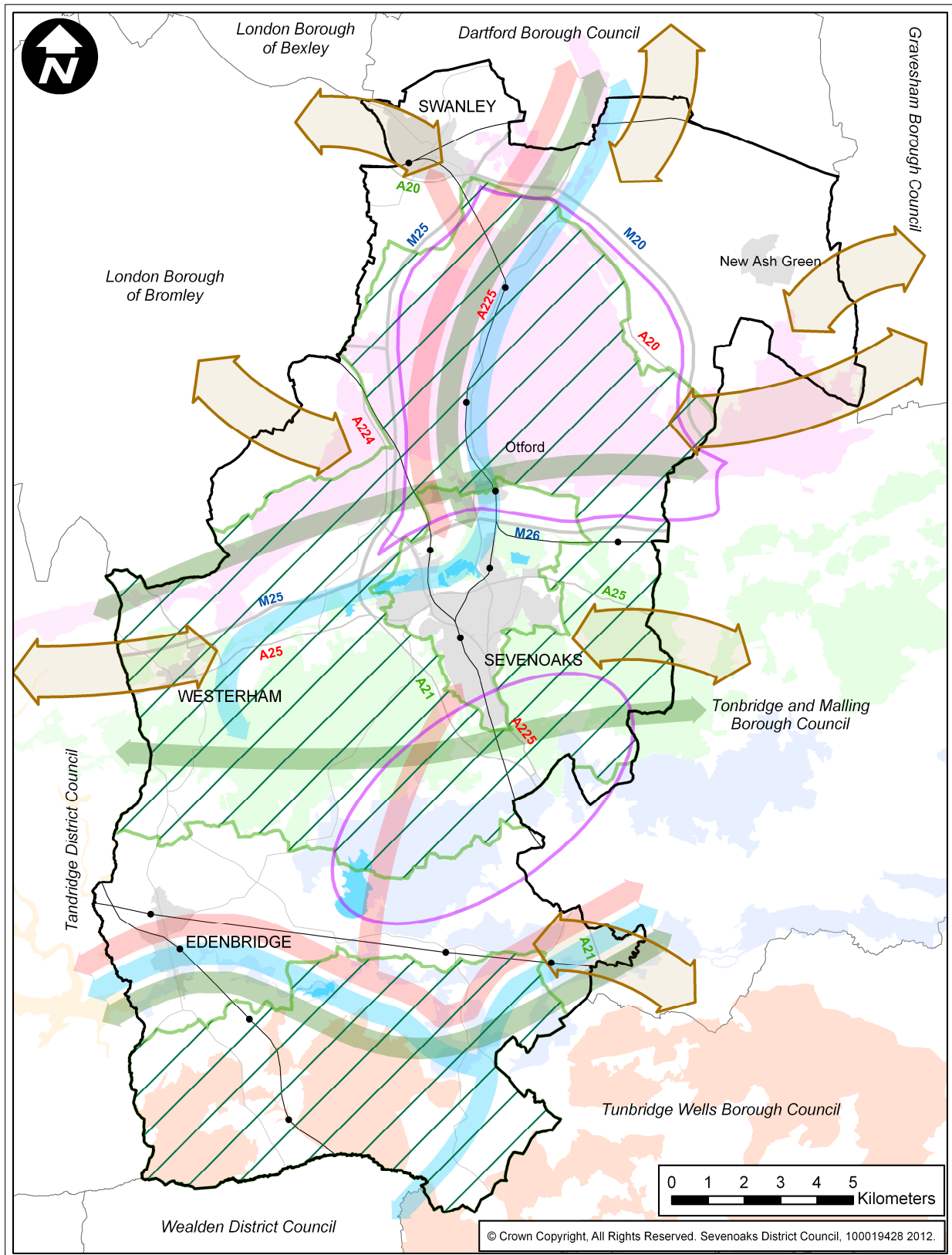
-  High Weald

-  Medway & Low Weald Greensand & Gault

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Map showing Green Infrastructure Opportunities across the District within the LDF Plan Period



Green Infrastructure and New Development

The provision of green infrastructure is a key aspect in delivering development of high quality. The use of landscaping and green spaces in development benefits the health and wellbeing of future occupants and allows new development to integrate with its surroundings. However GI provision goes beyond traditional site based landscaping, it requires development proposals to take into account not only the natural/semi natural features and biodiversity within the site but also its links with the natural environment of its surroundings and where appropriate the wider character of the area.

The existing GI Network in the District is extensive and due to the extent of the Green Belt designation many GI features are already linked to each other by areas or corridors of undeveloped land, agricultural land, forestry or domestic gardens. Despite this it is important to give consideration to the possibilities for strengthening these linkages particularly between wildlife corridors and open spaces within or connecting to urban areas.

Retaining existing features such as open space, trees and hedgerows, can help development to be more sensitively integrated into its surroundings and will allow the important links with the established GI Network to be maintained.

Incorporating existing features is also important for local biodiversity. Biodiversity is not confined to protected sites but occurs throughout rural and urban areas. New development, whether on previously developed or greenfield sites, provides opportunities to create or restore areas of biodiversity. It is therefore expected that any GI associated with development will be based on the use of native or local species. Priority habitats and species for the District are set out in Kent Biodiversity Action Plans (BAPs) and in Biodiversity Opportunity Areas (BOA's).

It is also important that the GI within the site reinforces the character of the wider landscape. Key landscape features are identified in The Sevenoaks Countryside Assessment SPD and the AONB Management Plans. It is important not to underestimate the cumulative impact of smaller developments. The conservation and enhancement of key landscape features contributes to the GI Network and must be taken into account in all proposals.

GI also plays an important role in helping development adapt to climate change. Climate change is expected to cause increased winter rainfall and summer temperatures across the South East. GI can help reduce surface water runoff, provide natural shading and create important areas for species migration and help to regulate the temperature of the building

GI can be incorporated into new development in a wide variety of ways. The nature and scale of the GI will depend upon the type of development proposed and the existing character of the site and its surroundings. A range of GI should be explored in order to determine what is most appropriate for the site.

Examples include:

- Incorporating Living Roofs
- Connecting with existing PROW network
- Using plants and trees which extend existing habitats around site boundaries
- Using GI which reflects the special character of the landscape or BOA.
- Formal and informal recreational GI (including the provision for children and young people where appropriate)

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Occupiers of new development can increase the pressure on the GI Network particularly on open space and recreation facilities. The Council will require the provision of new or enhanced GI 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.

POLICY GI 1 – GREEN INFRASTRUCTURE AND NEW DEVELOPMENT

Development proposals will be permitted where:

- a) it has been demonstrated that any impact on the Green Infrastructure Network and the biodiversity of the site and the surrounding area have been fully considered, and where
- b) existing green infrastructure and biodiversity features are preserved and fully integrated into the proposal and, where possible enhanced. It must be demonstrated that, where appropriate, the proposal includes measures or features that mitigate against any potential harm or loss.

Additional green infrastructure and habitat restoration and/or re-creation, must be provided in accordance with the appropriate guidance contained in the Kent Design Guide and the Countryside Assessment SPD.

Any open spaces provided as part of new development must be, wherever practical and appropriate, located where they can provide a safe link for the population and connectivity for biodiversity, with the existing features of the Green Infrastructure Network.

Delivery Mechanism:

The Kent Design Guide and the Countryside Assessment SPD provide further guidance on Green Infrastructure

Performance Indicator:

Change in the Green Infrastructure Network;

Open Space

The term open space includes both public and private spaces and covers any open space which contributes to the character of the locality and is important to the local community. It can be amenity and/or equipped play areas, sports pitches, allotments, burial land, parks and gardens, civic spaces, urban fringe or areas of water such as rivers, lakes and reservoirs. These open spaces are important for recreational uses but also as part of the Green Infrastructure assets of the District.

Open space and associated leisure facilities perform a wide variety of important functions, as well as providing space for recreation. The Core Strategy recognises the importance of such facilities for health and well being and their value to the local community:

- community health benefits are increased by providing areas for outdoor leisure, both formal and informal, facilitation of greater social interaction and fostering local identity and ownership;

- economically, open spaces are beneficial as they improve the perception of the local area which can make for a more enjoyable working and leisure experience. Property values are also likely to be higher in the vicinity of an open space; and
- natural and semi-natural open spaces can provide habitat and biodiversity corridors that help safeguard natural heritage, provide water stores to reduce the potential for flooding and 'green lungs' that play an active role in achieving carbon neutral development.

All types of open space across the District were surveyed in the Open Space, Sport and Recreation Study 2009. All open spaces of value to the local community, regardless of size or location, form part of the Green Infrastructure Network and are protected under Core Strategy Policy SP10.

The NPPF supports the idea that local communities 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 protect land from new development other than in exceptional circumstances.

The designation should only be used:

- where the green space is in reasonably close proximity to a centre of population or urban area
- where the green area is demonstrably special to a local community and holds a particular local significance because of its beauty, historic importance, recreational value, tranquillity or richness of its wildlife
- where the green area concerned is local in character and is not an extensive tract of land; and
- if the designation does not overlap with Green Belt.

Where appropriate, the District Council will support communities in designating Local Green Space via Neighbourhood Planning.

POLICY GI 2 – OPEN SPACE

Open space sites above 0.2 ha within the urban confines of towns and villages, shown on the site maps and schedule in Appendix 5, are allocated for Green Infrastructure, Open Space, Sport or Recreation.

All open space of value to the local community shall be protected for these uses in accordance with Core Strategy Policy SP 10 and Development Management Policies GI 1 and SC 2,

Planning permission for change of use or redevelopment will not be granted unless the applicant demonstrates that

- the open space is surplus to requirements; and that there is no need for an appropriate alternative community, sports or recreational use, or
- the loss will be mitigated by equivalent replacement provision (in terms of quality, quantity and location, or
- the development is for alternative sports/recreational use, and

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- and that the proposal accords with Policy GI1 and SC2

Delivery Mechanism:

See detailed open space allocation maps in Appendix 5

Performance Indicator:

Protection of Open Space Allocations;

8 THE ECONOMY AND EMPLOYMENT

The Council is committed to providing and preserving a range of employment sites for a variety of business uses. These sites need to be in sustainable locations, provide modern and flexible opportunities for existing businesses, and offer attractive sites for new employers. It is also important to support the rural economy and rural businesses. This in turn will maintain and enhance the economic wellbeing of the District in the future.

Core Strategy Objective

- To provide land for employment development to support the future development of the District's economy.

The Core Strategy sets out that the employment land provision for the District over the plan period, excluding MDS sites is 86.1 hectares. Following work on the proposed allocations this figure has reduced slightly to 79.8 hectares (75.7ha of existing sites and 4.1ha new allocation at Broom Hill Swanley) primarily as a result of detailed boundary amendments to better represent the existing extent of established employment sites. This recalculation has no effect on future requirements.

In 2007, the District Council commissioned an Employment Land Study to assess both the demand and supply of land in Sevenoaks, to help meet future needs. The study shows that the majority of sites in the District are still required to provide a range of premises. It is therefore essential that designated employment land, with the exception of those sites identified for alternative uses, is protected from other non employment generating uses and to ensure that adequate land and premises are available to support and regenerate the local economy.

In 2011 the Council commissioned URS to undertake a review of the current employment forecasts previously published in 2007. URS identified that the long-term demand trends for Sevenoaks show a change since the 2008-09 recession, with a flat forecast of demand for additional office floorspace. The report also shows that space required for storage and distribution purposes is expected to grow in line with the economy but space required for manufacturing activities is expected to continue to decline.

The trends affecting change in the demand for employment space in the rural economy are considered to be similar to those underlying the broader economy.

Employment Allocations

Core Strategy Policy SP8 is therefore the overarching strategic policy that provides for the retention and creation of employment and business facilities and opportunities throughout the District. It promotes a flexible approach to the use of land for business and employment purposes and as such it is the role of this document to formally identify the sites to which sites policy SP8 of the Core Strategy applies.

Individual location plans for each of these existing sites, indicating the site boundaries, are located in Appendix 3.

POLICY EMP1 - LAND FOR BUSINESS

In accordance with Policy SP8 of the Core Strategy the following existing employment sites will be retained or allocated for Business Use across the District for B1 – B8 uses.

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Existing uses will be retained and appropriate new development, including the provision of sites for small and medium size businesses and “start up” facilities will be supported.		
	Site Address	Total Area (hectares)
<u>Sevenoaks</u>		
EMP1(a)	Vestry Road, Sevenoaks	11.3
EMP1(b)	Bat & Ball Enterprise Centre, Sevenoaks	1.8
EMP1(c)	British Telecom, Sevenoaks	1.8
EMP1(d)	Erskine House, Sevenoaks	0.5
EMP1(e)	Hardy’s Yard, Riverhead	1.3
EMP1(f)	High Street, Sevenoaks	1.5
EMP1(g)	London Road, Sevenoaks	4.0
EMP1(h)	Morewood Close (Outside Housing Area), Sevenoaks	3.7
EMP1(i)	South Park , Sevenoaks	0.2
EMP1(j)	Tubs Hill House, Tubs Hill Road, Sevenoaks	0.4
	Sub Total	26.5
<u>Swanley</u>		
EMP1(k)	Wested Lane Industrial Estate, Swanley	8.2
EMP1(l)	Swanley Town Council Offices, Swanley	0.4
EMP1(m)	Swan Mill, Goldsel Road, Swanley	2.6
EMP1(n)	Horizon House, Swanley	0.3
EMP1(o)	Media House, Swanley	0.3
EMP1(p)	Moreton Industrial Estate, Swanley	1.8
EMP1(q)	Park Road Industrial Estate, Swanley	1.3
EMP1(r)	Southern Cross Ind. Estate, Swanley	1.9
EMP1(s)	Swanley Library & Information Centre, Swanley	0.7
EMP1(t)	Teardrop Industrial Estate, Swanley	3.4
EMP1(u)	The Technology Centre, Swanley	1.9
EMP1(v)	Trading Estate to rear of Premier Inn, Swanley	0.6
	Sub Total	23.4
<u>Edenbridge</u>		
EMP1(w)	Station Road, Edenbridge	18.8
EMP1(x)	Edenbridge / Warsop Trading Centre	1.6
	Sub Total	20.4
<u>Other Settlements</u>		
EMP1(y)	Westerham Trading Centre, Westerham	3.7
EMP1(z)	Blue Chalet Industrial Park, West Kingsdown	0.9
EMP1(zz)	West Kingsdown Industrial Estate, West Kingsdown	0.5
EMP1(zzz)	Horton Kirby Trading Estate, South Darent	0.8
	Sub Total	5.9
	GRAND TOTAL	76.2

Major Developed Employment Sites in the Green Belt

There are a number of employment sites in the District, divorced from existing settlements that have become built up over the years and as such were designated as “Major Developed Sites” in the Green Belt in the Sevenoaks Core Strategy and under guidance previously set out in PPG2.

These sites are listed at paragraph 4.5.16 of the Core Strategy.

1. Fort Halstead, Halstead
2. North Downs Business Park, Dunton Green
3. Chaucer Business Park, Kemsing
4. Glaxo Smith Kline, Leigh

Under the Major Developed Sites (MDS) designation the owners of these sites were able to carry out limited developments and infilling consistent with criteria set out in Annex C of PPG2. However since the adoption of the Core Strategy, the NPPF no longer references MDS designation, and has instead set out that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) is appropriate development, provided it does not have a greater impact on the openness of the Green Belt. The NPPF also states that the replacement of any building in the Green Belt is appropriate development, provided the new building is not materially larger than the one it replaces and is in the same use.

Whilst the NPPF sets out what is appropriate development in the Green Belt and no longer provides Local Authorities with the opportunity to designate Major Developed Sites, the Council recognises that three of the sites identified continue to be major employers in the District, these being;

1. Fort Halstead, Halstead
2. North Downs Business Park, Dunton Green
3. Chaucer Business Park, Kemsing

As such these three sites have been formally identified within the plan as sites which are considered to be important employment generating sites, where proposals consistent with Green Belt policy will be supported.

Details of the four previously defined MDS sites are included below.

Fort Halstead

Fort Halstead is a Major Developed Site within the Green Belt and the Kent Downs AONB that was originally a Ministry of Defence research establishment and is still occupied by defence related industries. It remains a major employer in the District.

Proposals for a major residential-led mixed use redevelopment of the site were considered and rejected through the Core Strategy process. However the Core Strategy states (para 4.5.21) that 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. It adds that the implications of a future decline in occupancy of the site will be considered within the policy framework of the Core Strategy and relevant national planning policy

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Since the adoption of the Core Strategy, DSTL, the largest employer, has announced its intention to withdraw from the site by 2016. The Council is working with DSTL and the site owners to assess and mitigate the impact on the local economy of the planned withdrawal. It will also be working with the owners and other interested parties to develop achievable proposals for the future use and redevelopment of the site.

The Council's starting point will remain the policy framework provided by the Core Strategy and relevant national policy. The Green Belt status of the site constrains the scale of development that can acceptably be accommodated, while its AONB status provides a further constraint on future development. However, there is substantial development on the site at present and it remains an important employment site subject to Core Strategy Policy SP8 on the protection and regeneration of such sites. The Council will, therefore, expect future redevelopment to be employment-led, though it recognises that in view of the size of the site there may be some scope for widening the mix of uses subject to policy considerations. These include the requirement for the resultant development to comply with sustainability principles, including sustainable transport proposals for accessing the site.

At this stage it is considered premature to set out a detailed proposal for future redevelopment and this document instead has set out broad principles that will apply to the development of such proposals. As discussions proceed the Council recognises that there may be value in producing a development brief to provide a more specific agreed framework.

The Core Strategy states (para 4.5.20) that the defined boundary of the site from the Saved Local Plan will be reviewed to more fully reflect the developed area in business use. This review has been carried out and the new boundary is shown in Appendix 3.

Chaucer Business Park

Chaucer Business Park is located in Kemsing along Watery Lane. It covers an area of approximately 3.9 ha and there is no available developable land.

The site is primarily used for transport and storage or general business use with some manufacturing.

The site and most of the buildings are new and in good condition. There is on-site parking and good HGV access.

The Council promotes the continuation of the site in its current form. A plan showing the extent of the employment site is included in Appendix 3.

North Downs Business Park

North Downs Business Park is located in Dunton Green and is being used for a variety of activities including manufacturing and various business uses.

The business area is in good condition and the majority of the surveyed buildings are well maintained. There is on-site parking and good HGV access in most areas.

The Council promotes the continuation of the site in its current form. A plan showing the extent of the employment site is included in Appendix 3.

Glaxo Smith Kline, Powder Mills, Leigh

In February 2010 Glaxo Smith Kline announced its intention to close its pharmaceutical site at Leigh, where it is the sole occupier.

The Council commissioned consultants to undertake an independent report into the potential to re-use the site in employment use. The Report undertaken by URS Scott Wilson set out the it was not viable for re-use solely for employment and that a residential led mixed use development would be the most appropriate re-use of the site.

Taking this into consideration the Council has allocated the site for residential mixed use development under Policy H2 of this document. This allocation may involve the preparation of a Planning Brief as a supplementary planning document to guide future redevelopment.

POLICY EMP2 - MAJOR DEVELOPED EMPLOYMENT SITES IN THE GREEN BELT

The following three sites identified in the Core Strategy are considered to be important employment generating sites, where proposals consistent with Green Belt policy will be supported.

MDES 1	Fort Halstead, Halstead
MDES 2	North Downs Business Park, Dunton Green
MDES 3	Chaucer Business Park, Kemsing

Delivery Mechanism:

See employment allocation sheets in Appendix 3

Performance Indicator:

Maintenance of Employment Allocations and Major Developed Sites in the Green Belt

Broom Hill

The Broom Hill development site, adjacent to the M25 in Swanley, is a longstanding employment land allocation. The Core Strategy proposes that it should be carried forward in the Allocations and Development Management Plan, subject to further consideration of the traffic impacts and the impact on on-site biodiversity. Employment development on the Broom Hill site has the potential to support the economic regeneration of Swanley.

The ‘Employment Land Review’ (2008) and the URS ‘Employment Land Review Update’ (2011) are based on the development of 4.1ha of the total 8.1ha allocated for employment use at Broom Hill. This provides the opportunity to consider a mix of uses on the site. The Council consider that the site is suitable for a mix of employment and limited residential development, as well as providing opportunities for improved open space provision on the site and on land in the Green Belt to the north.

POLICY EMP3: EMPLOYMENT LED MIXED USE DEVELOPMENT AT BROOM HILL, SWANLEY

A comprehensively planned mixed use development at Broom Hill, Swanley, will be

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supported by the Council, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable. In order of priority, proposals should include:

development of 4.1 ha of employment land;
improved public access to open space through on site provision and improvements in the quality and connectivity of open space on Green Belt land to the north; and
development of approximately 30 dwellings, of which 40% should be affordable.

The proposed layout of development should take account of the noise and air quality constraints that exist on the site and should be sensitive to the existing topography, green infrastructure features of the site and its surroundings and the amenity of nearby properties.

Access to employment development on the site will be provided through the existing employment site to the south (Moreton Industrial Estate). Subject to consideration of highway impacts and amenity considerations, access to any residential development on the site may be acceptable from Beechenlea Lane.

Enhancement of habitats 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.

Delivery Mechanism:

See employment allocation sheets in Appendix 3

Performance Indicator:

Progress on Broom Hill development

Non- allocated employment sites

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.

Policy EMP3 below relates to Core Strategy Policy SP8 and acts as a supplementary development management policy to cover non-allocated employment sites. These sites will usually be below 0.2 ha, as sites above this threshold will have been assessed through the Council's Employment Land Review, and either be allocated for employment purposes or recommended for release.

POLICY EMP4 – NON ALLOCATED EMPLOYMENT SITES

When considering proposals for the creation or loss of employment on unallocated sites, the Council will assess the impact of the proposals on the environment, local economy and the local community.

For new proposals the Council will also consider the impact on the transport network and ensure there is no harm to surrounding uses, including nature conservation areas.

Proposals for mixed use redevelopment on existing unallocated business sites will be permitted providing the proposal includes a significant element of business use and the proposal complies with all other relevant planning policies.

The Council will permit the loss of non allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the Council, that the site has been unsuccessfully marketed for re-use in employment for a period of at least 6 months and that there is no longer a demand for business use at the site/premises.

Performance Indicator:

Change in Employment floor space in non allocated sites;

9 TOWN CENTRES AND SHOPPING

The NPPF identifies the aims of town centres and suggests that the main uses that should be focused within them are retail development, leisure and entertainment facilities, offices and arts, culture and tourism development.

The Core Strategy includes the objective:

- 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.

Policy LO1 of the Core Strategy identifies the generic distribution of development and confirms the roles of the main settlements within the district during the plan period. It confirms the following settlement hierarchy:

Sevenoaks Settlement Hierarchy	
Principal Town:	Sevenoaks
Secondary Town:	Swanley
Rural Service Centre:	Edenbridge
Local Service Centres:	Westerham, New Ash Green and Otford
Service Village	Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing, Knockholt Pound, Leigh, Seal, Sevenoaks Weald, Shoreham, South Darenth, Sundridge and West Kingsdown.

New development will focus on the larger settlements, principally Sevenoaks, Swanley and Edenbridge, in line with Government planning advice and the principles of sustainability. However, local shopping provision is also an important facility within many of the District’s smaller settlements. In these localised shopping centres small scale retail development should be allowed appropriate in scale to the settlements.

Defined town centre boundaries in previous Local Plans have worked well in focusing town centre uses in areas where there are the best opportunities for linked trips and for access by public transport, cycling and walking. The provision of sufficient town centre parking also plays a key role in helping to maintain the vitality and viability of town centres. The Council will seek to broadly maintain the existing parking provision.

Town and Local Centre Definitions
Town centre – A defined area on the local authority’s proposal map, including the primary shopping area and areas predominately occupied by main town centre uses within or adjacent to the primary shopping area.
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 shopping frontage – primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods

Secondary shopping frontage –secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Town centre uses –

- Retail Development (including warehouse clubs and factory outlet centres);
- Leisure, entertainment facilities and 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).

Local centre– locally significant areas of retail to which specific retail protection policies apply, in accordance with the NPPF. This excludes small parades of purely neighbourhood significance and existing out-of-centre developments. Local centres have been divided into neighbourhood and village centres in this plan.

Dead Town Centre Frontage – A façade that is blank, e.g. lacking in a window display, or offers no life or activity to the street.

Under the town centre policies and designations, set out in the following sub-sections, ground floor development and changes of use which result in a reduction of town centre uses, i.e. not meeting the town centre definition above, within the designated town centres will be restricted. The policies also include a specific focus to seek to ensure that the town centres remain the key areas for retail (Use Class A1) and other ‘A Class’ uses within the District. ‘A Class’ uses are:

- A1 – Shops
- A2 – Financial and Professional Services
- A3 – Restaurants and Cafes
- A4 – Drinking Establishments
- A5 – Hot Food Takeaways.

Applicants will be expected to show that proposals for change of use away from retail uses (Use Class A1) in certain areas within the town centres will meet the tests set out in the policies. In line with the NPPF, proposals for retail development should look to locate within the town centre boundaries before considering alternative edge-of-centre or out-of-centre sites.

The Council will support the provision and enhancement of markets, in accordance with the NPPF.

The aim of the town centre policies is;

To achieve and maintain vital and viable town centres in Sevenoaks, Swanley and Edenbridge that offer the quality, range and diversity of retail, services and community facilities to meet the needs of the populations they serve.

Sevenoaks

Sevenoaks has a successful town centre, which faces competition from larger centres outside the District and has suffered an increase in vacant premises as a result of the recession. Figure 4 of the Core Strategy identifies the town centre boundary for Sevenoaks and Policy L03

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sets out the strategic policy for development of the town centre, which includes maintaining a mix of uses (including retail, offices, cultural, leisure, hotel and residential development).

The 2009 Retail Study Update forecasts that there is likely to be some capacity for additional retail provision in Sevenoaks Town during the short to medium term. Core Strategy Policy L03 makes provision for the development of approximately 4,000 sq m of new shopping floorspace. This will include redevelopment of land west of Blighs Meadow and land east of the High Street in the longer term. In addition, the Council will seek to broadly maintain the existing retail floorspace within the town.

Within Sevenoaks town centre, an area dominated by retail uses can be identified, designated as the Primary Retail Frontage (see Appendix 4). Policy LC1 below seeks to maintain this predominance of retail within the Primary Frontage. A Secondary Retail Frontage is also identified in Sevenoaks town centre. This frontage contains a wider mix of uses, including banks, estate agents and restaurants, and is separated from the Primary Frontage by a significant physical barrier, such as a main road (Pembroke Road). The Secondary Frontage is characterised by an active frontage that contributes to the vitality of the town centre. Policy LC1 seeks to maintain this active frontage, whilst allowing for a range of uses.

POLICY LC1 – SEVENOAKS TOWN CENTRE

Within the Sevenoaks Primary Retail Frontage, existing A1 units will be retained. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be acceptable where this would be complimentary to the predominant retail function.

Within the Sevenoaks Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Proposals for change of use of ground floor units in these uses to other uses will not be permitted.

Residential, business or community facility uses of the upper floors of units within Sevenoaks town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use.

Performance Indicators:

Change in Retail floorspace in Main Settlements;

Town Centre Health Check;

Proportion of A1 units within Primary Frontages;

Swanley Town Centre

Swanley town centre contains a pedestrianised shopping centre, which includes a large food superstore, to the north-west of the railway line and a range of predominately smaller retail and service units to the south-east. The Core Strategy notes that the centre suffers from a high level of vacancies and a limited range of stores.

The Retail Study Update 2009 shows that the town is only capturing a low proportion of available expenditure, particularly for non-food goods, and suggests that the attractiveness of

the centre needs to be increased if local shoppers are to be brought back into the town. The Core Strategy (Policy LO5) promotes regeneration to achieve a development that enables the town centre to better meet the needs of the community it serves, increasing its attractiveness so that its market share can increase. It is proposed that the regeneration scheme includes a mix of uses (including retail, offices, residential and community facilities).

The proposed approach in Policy LC2 below is based on the existing town centre boundary (from Figure 5 of the Core Strategy) and frontages. It seeks to maintain a predominance of retail uses within the existing Primary Retail Frontage of the pedestrianised centre (see Appendix 4) and an active frontage and range of uses within the Secondary Retail Frontage. Proposals for the redevelopment of Swanley town Centre should identify a new Primary Retail Frontage to take account of changes to the built form and secure a proportion of these to remain in A1 use through condition. Within the Swanley Primary Retail Frontage, approximately 59% of units were in A1 use (including those vacant units considered to be permitted for A1 use) in January/February 2011 and in July/August 2011

POLICY LC2 – SWANLEY TOWN CENTRE

Within the Swanley Primary Retail Frontage, at least 55% of ground floor units will be maintained in A1 use. Where proposals would not lead to the percentage of A1 uses falling below this level other A Class and retail uses will be permitted where they would not lead to a dead town centre frontage during regular shopping hours.

Within the Swanley Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage during regular shopping hours. Proposals for change of use of ground floor units in these uses to other uses will not be permitted.

The loss of prominent A1 units and those of importance to the local community within Swanley Town Centre will be resisted.

Residential, business or community uses of the upper floors of units within Swanley town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

Performance Indicators:

Change in Retail floorspace in Main Settlements;

Town Centre Health Check;

Proportion of A1 units within Primary Frontage;

Swanley Regeneration Scheme;

Edenbridge Town Centre

Edenbridge town centre provides a range of shops and facilities to serve the town and surrounding area. Policy LO6 seeks to maintain a mix of retail and service uses. Edenbridge Town Centre also contains a number of dwellings along the main High Street, which make a positive contribution towards the mix of uses. However, in accordance with Policy LO6, the

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Council will resist any proposals for new ground floor residential units where this would reduce the range of retail and service uses.

The Retail Study Update forecasts only limited scope for increasing convenience shopping provision. The Core Strategy does not identify a town centre boundary for Edenbridge but does suggest the need for ‘a consolidated town centre’ and a revised boundary to reflect the completion of the Co-operative food store and a greater focus to the south than the boundary in the Local Plan.

A Central Area of the town centre can be identified, as proposed in Policy LC3 below, which should be the focus of future retail activity. The Central Area excludes the area of the town centre designated in the Local Plan to the north of the Police Office and the Catholic Church of St Laurence. It is proposed that the area to the north of the Central Area is designated as the Northern Area of the town centre and an area to the south of the river, which includes protected retail units in the Local Plan, is designated as the Southern Area. In these areas, ground floor town centre uses and residential redevelopment will both be acceptable. The aim of this approach is to primarily focus new retail development on the Central Area and reduce the number of vacant units. Within the Edenbridge Central Area, approximately 63% of ground floor units were in A1 use (including those vacant units considered to be permitted for A1 use) in January/February 2011 and 62% in July/August 2011.

POLICY LC3 – EDENBRIDGE TOWN CENTRE

Within the Central Area, 60% of ground floor units will be maintained in A1 use. Where proposals would not lead to the percentage of A1 uses falling below this level, other A Class and retail uses will be permitted where they would not lead to a dead town centre frontage during regular shopping hours. The loss of prominent A1 units and those of importance to the local community will be resisted.

In the Northern and Southern Areas of Edenbridge town centre, the balance between shops, services and community facilities and residential uses will be maintained, except, where evidence is provided by the applicant to show that these non-residential uses are no longer financially viable. In such circumstances, residential redevelopment will be acceptable. Proposals that would result in changes between town centre uses in these areas will be permitted. The net loss of dwellings within these areas will not be permitted.

Residential, business or community uses of the upper floors of units within Edenbridge town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

Performance Indicators:

Change in Retail Floorspace in Main Settlements;

Town Centre Health Check;

Proportion of A1 units within Central Area of Town Centre

Local Centres

Local centres play an important role in meeting the day-to-day needs of many people in the District without the need to travel to a town centre. Local centres provide a range of small shops of a local nature, serving a small catchment and may include a small supermarket, post office, sometimes a pharmacy, a newsagent, launderette and hairdresser. Few local shopping centres within Sevenoaks District contain all of these shops and services, however, these centres still play an important role in meeting people's needs.

A distinction has been drawn between local centres within urban areas that contain a defined town centre (Sevenoaks, Swanley and Edenbridge) and other local centres. Centres meeting the former criteria have been identified as 'neighbourhood centres', whilst those meeting the latter are identified as 'village centres'.

Some local centres in Sevenoaks District also contain community facilities, such as libraries and doctors surgeries. In rural areas, Core Strategy Policy L07 seeks to ensure that these community facilities are retained. Policy SC7 of this DPD would offer similar protection to community facilities in urban areas.

The aim of the local centre policies are:

- To ensure that shops and services in defined neighbourhood and village centres provide a range of day to day facilities for local residents and, therefore, reduce the need to travel.

Neighbourhood Centres

Neighbourhood centres should provide local shops and services that can meet the day-to-day needs of local residents with a reduced need to travel but should not undermine the vitality and viability of the town centre.

In order to be designated as a neighbourhood centre a group of shops and services should include a minimum number of retail units, one or more of which meets a day-to-day or routine need, and be of a large enough size to warrant designation. Centres have been designated if they meet the following criteria:

- They contain 5 or more A1 units; and
- They contain a supermarket, convenience store, newsagent, pharmacy or post office.

A key characteristic of neighbourhood centres is that they provide a cluster of units in Use Class A within convenient walking distance of one another. This ensures that centres provide opportunities for linked trips. In identifying local centres, units in Use Class A (occupied or vacant) have only been considered if they are less than 50m (as the crow flies) from another unit in Use Class A (occupied or vacant). However, some units that are less than 50m have been excluded where the physical form of a settlement indicates that a particular unit does not form part of a cluster of units within convenient walking distance of one another (e.g. where a unit is separated from the centre by a major road or longer walking distance).

Under these criteria, the following areas within the urban area of Sevenoaks are defined as neighbourhood centres and would be subject to policy LC4.

- Northern St John's
- Southern St John's
- Tubs Hill and Station Parade

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- London Road, Dunton Green (near Lennard Road)
- Riverhead

Plans showing the extent of each of these neighbourhood centres are included in Appendix 4.

No neighbourhood shopping centres are designated in Swanley or Edenbridge. Those existing retail units in Swanley and Edenbridge and those in Sevenoaks not designated as a neighbourhood centre should be protected where they are meeting a local need. These units would be subject to Policy SC7.

POLICY LC4 – NEIGHBOURHOOD CENTRES

Within the defined neighbourhood centres a range of shops (including Use Class A1) and services (including Use Classes A2, A3, A4 and A5) will be maintained.

Changes of use between shopping and service uses will be permitted where this would not lead to the loss of A1 units serving the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the community during the plan period. Proposals resulting in a net loss of shopping or service uses will not be permitted unless evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site, including through Community Right to Buy. Appropriately located additional retail or service units in neighbourhood centres will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.

Residential, business or community uses of the upper floors of units within neighbourhood centres will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

Performance Indicator:

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

Village Centres

Policy L07 of the Core Strategy seeks to support the provision and retention of services and facilities that meet a local need and existing employment opportunities. It states:

'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'.

In accordance with the aims and policies of the Core Strategy, the primary function of village centres should generally be to provide day-to-day shops and services for local residents that are appropriate for the scale and location of the settlement that they serve. However, some village centres that do not contain day-to-day shops and services for local residents may make a significant contribution towards the local economy, for example by providing shops and services for visitors. Given this, village centres are designated if they contain:

- 5 or more A1 units; or
- a supermarket and/or convenience store and 3 additional A1 units.

A key characteristic of village centres is that they provide a cluster of units in Use Class A within convenient walking distance of one another. This ensures that centres provide opportunities for linked trips. In identifying local centres, units in Use Class A (occupied or vacant) have only been considered if they are less than 50m (as the crow flies) from another unit in Use Class A (occupied or vacant). Some units that are less than 50m have been excluded where the physical form of a settlement indicates that a particular unit does not form part of a cluster of units within convenient walking distance of one another (e.g. where a unit is separated from the centre by a major road or longer walking distance).

On the basis of these criteria, the following areas are designated as village centres:

- Kemsing – The Parade
- Seal – High Street
- Otford – High Street
- Otford – Bubblestone Parade
- Brasted – High Street and the Green
- Westerham Centre
- Crockenhill – Broadway
- West Kingsdown – Hever Road
- New Ash Green Centre
- Hartley – Cherry Trees
- Hextable – Upper Main Road

Plans showing the extent of each of these local centres are included in Appendix 4.

In accordance with the Core Strategy, Westerham is no longer designated as a town centre and is instead designated as a village centre, subject to Policy LC5.

The Council will apply Policy LO7 of the Core Strategy where shops, services and community facilities are not included within defined town, neighbourhood or village centres. This provides a flexible approach that seeks to ensure that local services are maintained but does not unduly restrict the development of specific units.

The LDF supports the regeneration of New Ash Green Village Centre. Policy LC5 will apply to the village centre, see Appendix 4, until the centre is redeveloped. Following the redevelopment, the policy will apply to the main retail and service area of the village centre, which should be identified through any planning application. In order to ensure consistency with other village centre boundaries, the car parks in New Ash Green village centre are identified as within the centre boundary. These are not included in the allocation for development.

POLICY LC5 – VILLAGE CENTRES

Within the defined village centres a range of shops (including Use Class A1) and services (including Use Classes A2, A3, A4 and A5) will be maintained.

Changes of use between shopping and service uses will be permitted where this would not lead to the loss of A1 units serving the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the

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community during the plan period. Proposals resulting in a net loss of shopping or service uses will not be permitted unless evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site, including through Community Right to Buy. Appropriately located additional retail or service units in neighbourhood centres will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.

Residential, business or community uses of the upper floors of units within village centres will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

Performance Indicator:

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

10 LEISURE AND TOURISM

Sevenoaks District has a wide range of natural and cultural attractions throughout the area. They form the basis of the tourism industry that is vital to the local economy. The protection and enhancement of local natural and built assets will be encouraged, whilst promoting the continued responsible growth of the industry.

The existing Green Infrastructure network provides a range of access opportunities to the natural environment which is a valuable resource in its own right providing a range of activities for visitors. Activities to explore the unspoilt countryside, via the public rights of way network, exist in the form of cycling and walking and these will be encouraged. Any proposals which affect access the countryside should have regard to policies GI1 and GI2.

The Council has adopted an Economic Development Action Plan, which sets out a range of initiatives to support the District's economy, include supporting the rural economy and tourism.

Core Strategy

Paragraph 5.4.10 of the Core Strategy states that 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.

The key Core Strategy objective is;

- To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.

Hotels and Tourist Accommodation

The NPPF defines the main uses to which the town centre policies apply and include hotels as key town centre uses.

The NPPF also supports 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. It states that support should be given to sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This includes 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.

At a local level hotels and guest houses provide necessary serviced accommodation for visitors and business customers wishing to visit the District. To sustain the continued growth of the tourism industry in Sevenoaks District, the Council will seek to protect existing tourist accommodation and resist proposals to convert tourist accommodation, such as hotels, into non-tourism uses.

Conversion of residential properties to hotels or guest houses in areas where there are limited opportunities for family sized accommodation will be resisted to protect the housing stock.

To ensure that quality facilities are provided and to avoid a negative effect on residential amenity, properties suitable for guest house use will tend to be above average size, with adequate car parking.

The impact of extensions to existing hotels and guest houses will need to be carefully considered, particularly with regard to residential amenity.

POLICY LT1 - HOTELS AND TOURIST ACCOMMODATION

Within urban areas proposals for new tourist accommodation or the expansion of existing premises, will be permitted providing developments comply with Policies SC1, SC2 and SC3.

In rural locations conversions of buildings to create new tourist accommodation will be permitted providing developments comply with Policies SC1, SC2 and SC3 and Policy GB1.

Proposals for new tourist accommodation in the countryside will not be permitted unless it supports the maintenance and diversification of the rural economy in accordance with Core Strategy Policy L08.

Existing hotels will be protected from conversion to non-tourism use unless it is demonstrated that the use is no longer viable or inappropriately sited.

Performance Indicator:

Additional Hotel and Tourist Accommodation Units in Urban Confines and Green Belt;

New Tourist Attractions and Facilities

It is important to retain tourist accommodation and visitor attractions not least for economic benefit and it would be inappropriate to lose such facilities to other forms of development. However tourist related development such as camp sites or attractions can appear highly intrusive in the landscape, particularly when associated with buildings to accommodate other facilities. Therefore facilities should focus around the re-use of existing buildings or derelict sites where such development could be sympathetically absorbed without detriment to the landscape character, the GI network or its surroundings.

POLICY LT2 - NEW TOURIST ATTRACTIONS AND FACILITIES

Proposals for new tourist facilities will be permitted where they are located within the built confines of an existing settlement and where they do not generate activity levels which would harm the character or amenities of the locality.

Proposals to create tourist facilities in the Green Belt through restoration or re-use rural of buildings will be considered against their impact on the openness and character of the Green Belt and countryside, and will only be accepted where it is demonstrated by the applicant that activity levels would not be such as to harm the character or amenities of the locality.

Proposals to create new buildings for tourist facilities in the Green Belt are considered to be inappropriate development and will be resisted.

Performance Indicator:

Additional tourist attractions and facilities;

Equestrian Development

Horse and other equestrian-related activities are popular forms of recreation in the countryside that can fit in well with farming activities, and help diversify the rural economy. The Council will support equine enterprises that maintain environmental quality and countryside character.

The Core Strategy acknowledges this and identifies horse riding as a significant recreational activity in rural areas of Sevenoaks District, which offers benefits to local communities.

The NPPF states that once Green Belts have been defined, the use of land in them has a positive role to play in providing access to the open countryside for the urban population; and in providing opportunities for outdoor sport and recreation near urban areas. It allows the construction of new buildings which provide essential facilities for outdoor sport and recreation which preserve the openness of the Green Belt and do not conflict with its purposes, e.g. small stables.

The NPPF sets out the Government's objectives for rural areas, which include the need to protect the most valued landscapes and environmental resources, as well as providing appropriate leisure opportunities that benefit rural businesses, communities and visitors, and which respect the character of the countryside. The NPPF states that, local authorities should support activities which contribute to the rural economy and/or promote recreation in, and the enjoyment of, the countryside. At the same time, account needs to be taken of the need to protect natural resources and features of landscape value. The NPPF recognises that the presence of the best and most versatile agricultural land should be taken into account alongside other sustainability considerations when determining planning applications.

While Government Guidance supports horsiculture, horse related activities such as stables and paddocks, both individually and cumulatively, can have a significant impact on the character of the area. These impacts require careful consideration, a Supplementary Planning Document will therefore be produced giving more detailed guidance on the issues and appropriateness of horsiculture development. It should also be noted that the welfare of the animals is an important factor and guidance on standards from the British Horse Society will be taken in to consideration in determining applications for horse related activities.

POLICY LT3 - EQUESTRIAN DEVELOPMENT

Proposals for equestrian buildings, facilities and activities will be permitted where they meet the following criteria:-

- a) Buildings are appropriate in scale to their setting and are closely related to existing farm buildings or other groups of buildings that are well screened from public view;**
- b) For proposals that involve new facilities for the keeping of horses, sufficient grazing land and off road riding areas should be available and should not harm the amenities of surrounding residents.**
- c) The proposal must not have an unacceptable impact on the water environment and sewage disposal.**
- d) The development should not result in harm to the character of the landscape or the ecological value of the area in which it is situated.**

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Proposals for equestrian development in the green belt will be permitted where the scale of the development is appropriate to a green belt setting, and where the cumulative impact of other equestrian buildings, does not harm the openness of the Green Belt. New buildings for indoor equestrian centres will not be permitted in the Green Belt.

Where stables or associated equestrian buildings are permitted they should be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future.

The conversion of rural farm buildings to equestrian centres or stables will be acceptable subject to other planning requirements being met.

Delivery Mechanism:

The Equestrian Development SPD will provide further guidance.

Performance Indicator:

Number of equestrian related applications overturned at appeal;

Brands Hatch

Part 4.5 of the Core Strategy acknowledges that that Brands Hatch (as defined on the proposals map) has become a centre, in the Green Belt, for sport and leisure activities based on the motor racing circuit.

Due to its location the countryside in this area must 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. Notwithstanding, the Council is supportive of the role that Brands Hatch plays in the District's economy and in terms of attracting visitors into the District. Motor Sport uses within the existing site extent defined on the Proposals Map, will therefore be supported provided activity does not result in increased noise levels affecting adjoining residential properties. Proposals for new development in the vicinity of Brands Hatch will be assessed against Policy ECC 2 Noise Pollution.

Noise generating activities or development proposals which would involve over-intensification of urban uses in the Green Belt and/or loss of natural visual and aural screening will not be supported.

LT4 – BRANDS HATCH

The Council is supportive of the role Brands Hatch plays in the District's economy and in attracting visitors to the District. The Council will permit proposals for outdoor sport, recreation and leisure activities in connection or ancillary to the existing motor sport use at Brands Hatch, provided the proposal does not conflict with other Development Management policies, including policies related to noise pollution and protection of the Green Belt.

The following criteria will apply to all proposals:

- a) The proposed development must not result in increased noise levels experienced by nearby residential properties;
- b) The character of the area, including trees and woodland should be retained and reinforced;
- c) The proposed development should be appropriate in scale and character to the existing uses or buildings;
- d) Vehicular movements should be substantially confined to the existing access on the A20.

Performance Indicator:

Development at Brands Hatch;

GLOSSARY

This Glossary has status only as a guide to planning terminology used in this document 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'.

Ancient Monument

Section 61(12) of the Ancient Monuments and Archaeological Areas Act 1979 defines an ancient monument as 'any scheduled monument' and 'any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it.

Annual Monitoring Report (AMR)

A report prepared by local planning authorities 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.

Biodiversity Opportunity Areas (BOA)

Regional priority areas of opportunity for restoration and creation of Biodiversity Action Plan (BAP) habitats areas of greatest potential for restoration and creation. They are areas of opportunity, not constraint. The BOAs are designated by the South East England Biodiversity Forum.

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.

Climate Change Adaptation

Adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities. Various types of adaptation can be distinguished, including anticipatory, autonomous and planned adaptation.

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.

Green Corridors

Strips of land or water including river and canal banks, cycle ways and rights of way which connect areas of green infrastructure.

Green Infrastructure (GI)

Green Infrastructure goes beyond traditional site based landscaping. It requires an assessment of both the natural/semi natural features and biodiversity within the site, and further its links with the natural environment of its surroundings and where appropriate the wider character of the area.

The provision of Green Infrastructure can include :

- Incorporating Living Roofs
- Connecting with existing PROW network
- Using plants and trees which extend existing native habitats around site boundaries
- The provision Formal and informal recreational spaces (including the provision for children and young people where appropriate)

Green Infrastructure Network (GI Network)

The following areas can form part of networks of green infrastructure:

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- 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.

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

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

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.

Living Roofs

Roofs which consist of organic materials and which can be capable of supporting biodiversity.

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.

The National Planning Policy Framework (NPPF)

This is a single document prepared by the government to replace guidance previously set out in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). The role of the NPPF is to explain statutory provisions and provide guidance to local authorities and others on planning policy on the operation of the planning system. Local authorities must take its 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 (SSSI)

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).

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.

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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.

Use Class Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. In many cases involving similar types of use, a change of use of a building or land does not need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Town and Country Planning (Use Classes) Order says that a change of class is permitted to another specified class. Full details of the different use classes can be found on <http://www.legislation.gov.uk>

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.

APPENDIX 1 – REPLACEMENT OF SAVED LOCAL PLAN POLICIES

Once adopted the Allocations and Development Management Plan DPD and Core Strategy will replace all of the remaining saved policies of the Sevenoaks District Local Plan.

The table below shows a comprehensive list of all of the Local Plan Policies adopted by the Council in March 2000. The policies hatched in grey are those policies that are no longer form part of the Development Plan as a result of either not being saved beyond 27th September 2007 or where they have been superseded by Core Strategy Policies.

The remainder of the policies (non hatched) continue to form part of the Development Plan and will be used to assess planning applications until such time as the Allocations and Development Management Plan is formally adopted. The table shows how each remaining saved policy is proposed to be replaced by new Development Management policies.

Policy No.	Policy Title	Replacement
SD1	Sustainable Development	Not saved beyond 27 September 2007
EN1	Development Control: General Principles	SC1 - Sustainable Development SC2 – Design Principles SC3 – Amenity Protection
EN2	Landscaping	Not saved beyond 27 September 2007
EN3	Open Space Provision in New Development	Adopted Core Strategy Policy SP10 Green Infrastructure, Open Space, Sport and Recreation Provision
EN4A, EN4B EN4C	Access for Persons with Disabilities	SC2 – Design Principles
EN5	Crime Prevention	Not saved beyond 27 September 2007
EN6	Area of Outstanding Natural Beauty	Adopted Core Strategy Policy L08 The Countryside and the Rural Economy
EN7	Special Landscape Areas	Adopted Core Strategy Policy L08 The Countryside and the Rural Economy.
EN8	Areas of Local Landscape Importance	Adopted Core Strategy Policy L08 The Countryside and the Rural Economy.
EN9	Green Spaces and Urban Fringe	GI1 Green Infrastructure and New Development GI 2 Open Space SC 6 Reuse of School Playing Fields
EN10	Urban Fringe	Not saved beyond 27 September 2007
EN11	Conservation and the Countryside	Not saved beyond 27 September 2007
EN12	Trees and Woodland	Not saved beyond 27 September 2007
EN13	Agricultural Land	Not saved beyond 27 September 2007
EN14	Agricultural Industry	Not saved beyond 27 September 2007
EN15	Removal of Unauthorised Uses	Not saved beyond 27 September 2007
EN16	Derelict and Abandoned land	Not saved beyond 27 September 2007
EN17B	Nature Conservation	GI1 Green Infrastructure and new

³ The Planning and Compulsory Purchase Act 2004 saved policies in adopted local plans for a period of 3 years from the commencement date of the Act, which was 28 September 2004. Policies that the Council did not feel required saving expired on 27 September 2007.

Those specifically extended by the Secretary of State beyond that date have either been replaced by the adopted Core Strategy (as indicated) or will be replaced or deleted upon adoption of the Allocations and Development Management DPD.

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		Development will supplement Core Strategy Policy SP11 on Biodiversity.
EN18	Listed Buildings	Not saved beyond 27 September 2007
EN19	Proposals for Listed Buildings	Not saved beyond 27 September 2007
EN20	Building of Local Interest	Not saved beyond 27 September 2007
EN21	Conservation Areas Designation	Not saved beyond 27 September 2007
EN22	Conservation Areas – Demolition	Not saved beyond 27 September 2007
EN23	Conservation Areas	HA1 – Heritage Assets
EN24	Ancient Monuments and Archaeological sites	Not saved beyond 27 September 2007
EN25A	Archaeology	HA1 - Heritage Assets
EN25B		
EN26	Historic Parks and Gardens	HA1 - Heritage Assets; GI1 Green Infrastructure and New Development
EN27	Shopfronts	No replacement proposed adequate control included within design policy.
EN28A	Adverts Design	Not saved beyond 27 September 2007
EN28B	Removal of unauthorised signs	Not saved beyond 27 September 2007
EN29	Communication Masts	Not saved beyond 27 September 2007
EN30	Satellite Dishes	Not saved beyond 27 September 2007
EN31	Outdoor Lighting	ECC1 – Outdoor Lighting
EN32A-B	Effects of Construction	Not saved beyond 27 September 2007
EN33	Boarding and Breeding	Not saved beyond 27 September 2007
EN34	Rural Lanes	No replacement proposed
NR1	Water Supply and Disposal	Not saved beyond 27 September 2007
NR2	Land Drainage	Not saved beyond 27 September 2007
NR3&4	Ground Water Pollution Infilling, Restoration and Excavation	Not saved beyond 27 September 2007
NR5	River Corridors	Not saved beyond 27 September 2007
NR6	Water Based Environments	Not saved beyond 27 September 2007
NR7	Renewable Energy	Not saved beyond 27 September 2007
NR8	Energy Conservation	Not saved beyond 27 September 2007
NR9	Pollution Control	Not saved beyond 27 September 2007
NR10	Pollution Control	SC3 – Amenity Protection
NR11	Development on Contaminated Land	Not saved beyond 27 September 2007
NR12	Removal of Surface Soil	Not saved beyond 27 September 2007
NR13	Unauthorised Deposit of Waste Material	Not saved beyond 27 September 2007
NR14	Noise Controls	Not saved beyond 27 September 2007
NR15		
NR16		
NR17A		
NR17B		Not saved beyond 27 September 2007
GB1	Definition of the Green Belt	L08 – The Countryside and rural Economy;
GB2	New Buildings in the Green Belt	Not saved beyond 27 September 2007
GB3A	Re-use of Buildings in the Green Belt	GB1 - Re-use of Non Residential Buildings in the Green Belt
GB3B		
GB4	Protection of visual amenity	Not saved beyond 27 September 2007
GB5	Major Developed Sites	No direct replacement (NPPF)

SG1A-B	Safeguarded Land (in relation to land at Edenbridge)	Adopted Core Strategy Policy L06 Safeguarded Land in Edenbridge
T1	Transport Strategy	Not saved beyond 27 September 2007
T2	A25 Seal Road/Bat and Ball	No direct replacement
T3	A225 Otford and Edenbridge Relief Road	Not saved beyond 27 September 2007
T4		
T5	South Ash Road	Not saved beyond 27 September 2007
T6	Minor Schemes and Traffic Management	Not saved beyond 27 September 2007
T7		
T8	Development Control Policies for Transport.	No direct replacement
T9		
T10		
T11	Service Access	Not saved beyond 27 September 2007
T12A&B	Pedestrian Priority	Not saved beyond 27 September 2007
T13	Cycling	Not saved beyond 27 September 2007
T14	Motorway Service Areas & Roadside Facilities	Not saved beyond 27 September 2007
VP1	General Parking Standards	T2 – Vehicle Parking
VP2	Park and Ride	Not saved beyond 27 September 2007
VP3	Residents Parking Schemes	Not saved beyond 27 September 2007
VP4	Parking for people with disabilities	Not saved beyond 27 September 2007
VP5	Commuted Parking	Not saved beyond 27 September 2007
VP6	Dual Use of Spaces	Not saved beyond 27 September 2007
VP7	Loss of Parking Spaces	Not saved beyond 27 September 2007
VP8	Morleys Roundabout Weald Park and Ride Site	Adopted Core Strategy Policy L03 Development in Sevenoaks Town Centre (the policy and supporting text does not include provision for park and ride).
VP9	Station Road Swanley Car Park	Not saved beyond 27 September 2007
VP10	Parking (Edenbridge)	No direct replacement
VP11	Parking (Rural Areas)	No direct replacement
H1	Housing Allocations	H1 Residential Development; H2 Mixed Use Development;.
H2A	Provision of Affordable Housing	Not saved beyond 27 September 2007
H2B		
H3	Phasing of Allocated and Unallocated Large Sites	H1 Residential Development; H2 Mixed Use Development;.
H4	Bed Spaces	Not saved beyond 27 September 2007
H5	General Principles and Design	Not saved beyond 27 September 2007
H6A	Residential Conversions, Subdivisions and Extensions	H3 – Residential Subdivision
H6B	Residential Extensions	SC2 – Design Principles; and Residential Extensions SPD Adopted 09
H7A	Loss of Residential Accommodation	H9 - Reuse and protection of existing stock.
H7B	Residential Floorspace above shops and businesses.	Adopted Core Strategy Policies LC1 to 5 – Town Centres
H8	Housing for Special Needs	Adopted Core Strategy Policy SP5
H9	Local Needs Exceptions Policy	Adopted Core Strategy Policy SP4 Affordable Housing in Rural Areas
H10A	Rural Settlement Policy – Villages	Adopted Core Strategy Policy L07 Development in Rural Settlements

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H10B	Rural Settlement Policy – Towns and Larger Villages	Adopted Core Strategy Policy L02 Development in Sevenoaks, L04 Development in Swanley, L06 Development in Edenbridge and L07 Development in Rural Settlements
H10C	Villages of Special Character	Adopted Core Strategy Policy L07 Development in Rural Settlements
H11	Housing development in the Green Belt	Not saved beyond 27 September 2007
H12	Conversion of Rural Buildings	Not saved beyond 27 September 2007
H13	Replacement Dwellings in the GB	H5 – Replacement Dwellings in the GB
H14A	Extensions and Outbuildings in the GB	H4 – Limited Extensions to Dwellings in the Green Belt; H7 – Residential Outbuildings in the Green Belt
H14B		
H15	Agricultural Workers Accommodation	Not saved beyond 27 September 2007
H16	Residential Caravans and Mobile Homes	H6 – Siting of Caravans and Mobile Homes
H17		
H18		
H19		
H20	Gypsy Sites	Not saved beyond 27 September 2007
H21	Sites for Travelling Show people	Not saved beyond 27 September 2007
EP1	Employment Provision	EMP1 – Land for Business; EMP2 – Employment Led Mixed Use Development at Broom Hill; EMP3 – Non Allocated Employment Sites.
EP2	Business Development	Not saved beyond 27 September 2007
EP3	Preferred Business Uses	Not saved beyond 27 September 2007
EP4	Small Businesses	Not saved beyond 27 September 2007
EP5	Relocation of Business Operations	Not saved beyond 27 September 2007
EP6	Intensification & Change of Use	Not saved beyond 27 September 2007
EP7	Amenity & development Considerations	Not saved beyond 27 September 2007
EP8	Development in Business Area	EMP1 – Land for Business; EMP2 – Employment Led Mixed Use Development at Broom Hill; EMP3 – Non Allocated Employment Sites.
EP9	Business in Residential Areas	Not saved beyond 27 September 2007
EP10	Retention of Business Sites	Adopted Core Strategy Policy SP8 Land for Business
EP11A	The Construction of New Buildings	EMP3 – Non Allocated Employment Sites. -
EP11B	Development in the Green Belt	Adopted Core Strategy Policy L08 The Countryside and the Rural Economy
EP12	Re use of rural buildings	Not saved beyond 27 September 2007
EP13	Replacement of Commercial Buildings in the Green Belt	GB3 – Replacement of non residential buildings in the green belt
S1	Town Centre Proposals	Adopted Core Strategy Policy L03 Development in Sevenoaks Town Centre, L05 Development in Swanley Town Centre, L06 Development in Edenbridge

		and L07 Development in Rural Settlements
S2	Out of Centre proposals	Not saved beyond 27 September 2007
S3A	Local Shops and Village Centres	LC4 – Neighbourhood Centres
S3B		LC5 – Village Centres
S4	Farm Shops	No direct replacement needed.
S5	Horticultural Nurseries and Garden Centres	Not saved beyond 27 September 2007
S6	Hot Food Takeaways	Policy SC3 – Amenity Protection
S7	Free Standing Drive through restaurants	Not saved beyond 27 September 2007
ST1A	Sevenoaks Town Centre	LC1 – Sevenoaks Town Centre
ST1B	Sevenoaks Out of Town Centre	Not saved beyond 27 September 2007
ST1C		
ST2	Sevenoaks Town Centre	LC1 – Sevenoaks Town Centre
ST3	Upper Floors	Not saved beyond 27 September 2007
ST4	Refurbishment and redevelopment	Not saved beyond 27 September 2007
ST5		
ST6	Sevenoaks Town Centre	LC1 – Sevenoaks Town Centre
ST7	Buckhurst Lane	Not saved beyond 27 September 2007
ST8	Land Adjoining Sevenoaks	Not saved beyond 27 September 2007
ST9	Farmers Public House, Sevenoaks	No direct replacement
ST10	Morewood Close, Sevenoaks	No direct replacement
ST11	Waterworks, Cramptons Road	H1 – Residential Development.
SW1	Swanley Town Centre	LC2 – Swanley Town Centre
SW2	The Parade Site	Not saved beyond 27 September 2007
SW3&4	Pedestrianisation and Bartholomew Way	Not saved beyond 27 September 2007
SW5	Land South of Swanley Town Centre	Not saved beyond 27 September 2007
SW6	Bevan Place Swanley	H1 – Residential Development..
SW7	Goldsel Road Swanley	No direct replacement
SW8	Broomhill Swanley	EMP2 – Employment Led Mixed Use Development at Broom Hill
SW9	Land at Cherry Avenue	Not saved beyond 27 September 2007
SW10	Birchwood Road and London Road	Not saved beyond 27 September 2007
EB1	Edenbridge Town Centre	LC3 – Edenbridge Town Centre
EB2		
EB3	Land Adjoining Edenbridge Town Centre	No direct replacement
EB4	Edenbridge Tannery	No direct replacement
WS1	Westerham Town Centre	LC5 – Village Centres
WS2		
WS3	The Pheasantry & Kings Arms	Not saved beyond 27 September 2007
HL1	Land at warren Court Farm	H1 – Residential Development.
FH1	Fort Halstead	SP8 Land for Business
DG1	North Downs Business Park Dunton Green	EMP1 – Land for Business
CBP1	Chaucer Business Park Kemsing	
SKB1	SmithKline Beecham Powder Mill Lane Leigh	
WK1	Knatts Valley and East Hill	Not saved beyond 27 September 2007
WK2	Brands Hatch	LT4 – Brands Hatch
WK3	A20 Enhancement	Not saved beyond 27 September 2007

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WK4	Hever Road	Not saved beyond 27 September 2007
WK5	Caravan Sites/Mobile Home Parks	Not saved beyond 27 September 2007
WK6	Brands Hatch Noise	LT4 – Brands Hatch
SR1	Loss of Recreational, open space and amenity land	Not saved beyond 27 September 2007
SR2	Informal recreation	Not saved beyond 27 September 2007
SR3	Water-based recreation	Not saved beyond 27 September 2007
SR4	Allotments	Not saved beyond 27 September 2007
SR5	Formal Recreation	Not saved beyond 27 September 2007
SR6	Activity Sport	Not saved beyond 27 September 2007
SR7	Indoor Recreation	Not saved beyond 27 September 2007
SR8	Ancillary Recreational Build's/structures	Not saved beyond 27 September 2007
SR9	Horses and Stables	LT3 – Equestrian Development
SR10	Golf Courses and Associated Facilities	Not saved beyond 27 September 2007
PS1	Social and Community Facilities	Not saved beyond 27 September 2007
PS2	Developer Contributions	SP9 Infrastructure Provision
PS3 A&B	Dual use and reuse of educational facilities	Not saved beyond 27 September 2007
PS4	Childminding	Not saved beyond 27 September 2007
PS5	Sevenoaks Hospital	Not saved beyond 27 September 2007
PS6	Churchill School	H1 – Residential Development
PS7	Dr and Dentist facilities	Not saved beyond 27 September 2007
PS8	West Kent Office in Swanley Town centre	Not saved beyond 27 September 2007
PS9	Refuse Collection	Not saved beyond 27 September 2007
PS10	Rural Service Provision	L07 Development in Rural Settlements
PS11A & B	Places of Worship, Parsonages crematoria and Burial Grounds	Not saved beyond 27 September 2007

APPENDIX 2 – ‘GUIDANCE TABLE FOR RESIDENTIAL PARKING’ FROM INTERIM GUIDANCE NOTE 3 TO THE KENT DESIGN GUIDE (2008)

LOCATION	CITY/TOWN CENTRE	EDGE OF CENTRE	SUBURBAN	SUBURBAN EDGE/VILLAGE/RURAL
ON-STREET CONTROLS	On-street controls preventing all (or all long stay) parking	On-street controls, residents' scheme and/or existing saturation (Note 3)	No, or very limited, on-street controls	No on-street controls, but possibly a tight street layout
NATURE OF GUIDANCE	MAXIMUM (Note 1)	MAXIMUM	MINIMUM (Note 6)	MINIMUM (Note 6)
1 & 2 BED FLATS	1 space per unit	1 space per unit	1 space per unit	1 space per unit
FORM	Controlled (Note 2)	Not allocated	Not allocated	Not allocated
1&2 BED HOUSES	1 space per unit	1 space per unit	1 space per unit	1.5 spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation possible	Allocation of one space per unit possible
3 BED HOUSES	1 space per unit	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation of one space per unit possible	Allocation of one or both spaces possible
4+ BED HOUSES	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation of one space per unit possible	Allocation of both spaces possible (Note 7)	Allocation of both spaces possible (Note 7)
ARE GARAGES ACCEPTABLE (Note 4)	Yes, but with areas of communal space for washing etc	Yes, but not as a significant proportion of overall provision	Additional to amount given above only	Additional to amount given above only
ADDITIONAL VISITOR PARKING (Note 5)	Public car parks	Communal areas, 0.2 per unit maximum	On-street areas, 0.2 per unit	On street areas, 0.2 per unit

NOTES

1. Reduced, or even nil provision is encouraged in support of demand management and the most efficient use of land.
2. Parking/garage courts, possibly with controlled entry.
3. Reduced, or even nil provision acceptable for rented properties, subject to effective tenancy controls.
4. Open car ports or car barns acceptable at all locations, subject to good design.
5. May be reduced where main provision is not allocated. Not always needed for flats.
6. Lower provision may be considered if vehicular trip rate constraints are to be applied in connection with a binding and enforceable Travel Plan.
7. Best provided side by side, or in another independently accessible form. Tandem parking arrangements are often under-utilised.

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SITE ALLOCATIONS PROFORMA

Important

Development proposals will be assessed against the guidance in this appendix alongside relevant Core Strategy and Development Management Policies. Particular reference should be had to the Policies contained within the Sustainable Communities and Development principles chapter of this document.

NOTE

Please note the following five sites are subject to on-going stakeholder discussion, further to the recent supplementary consultation on these sites (March-May 2012) and they are **highlighted** in the document:

- Bovis Manor House site, New Ash Green
- GSK, Leigh
- Warren Court Farm, Halstead
- Broom Hill, Swanley
- United House, Swanley

HOUSING ALLOCATIONS

POLICY H1: RESIDENTIAL DEVELOPMENT

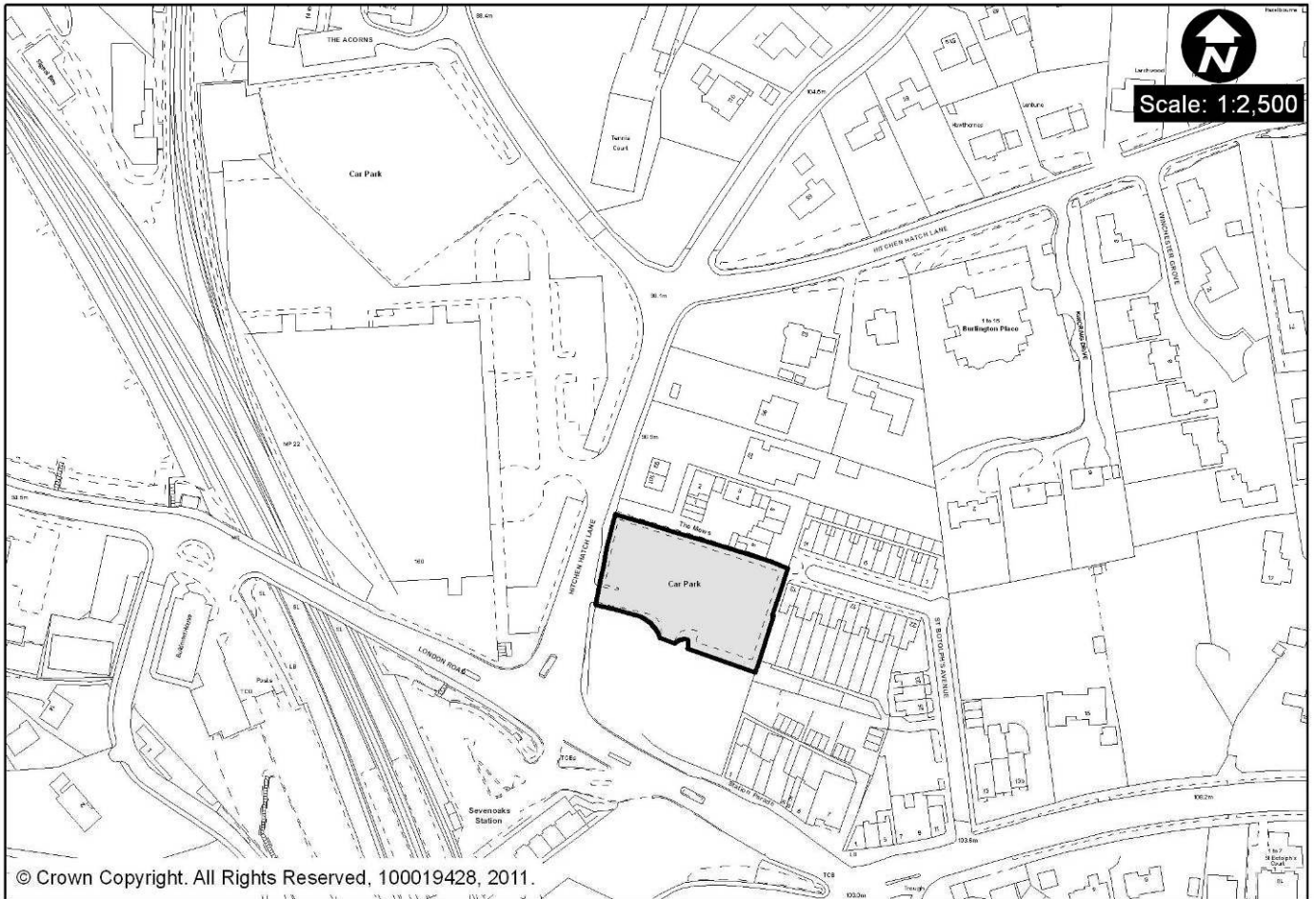
The following sites are allocated for residential development purposes to deliver the Core Strategy housing requirements (3,300 units) over the period until 2026.

These sites will provide for a range of housing types, density, mix and tenure and will be subject to the site areas and detailed criteria as set out in detail at Appendix 3.

REF	SETTLEMENT/SITE ADDRESS	APPROXIMATE NO. UNITS
<u>Sevenoaks Urban Area</u>		
H1(a)	Car Park, Hitchen Hatch Lane	17
H1(b)	Cramptons Road Water Works, Cramptons Road	50
H1(c)	Sevenoaks Gasholder Station, Cramptons Road	35
H1(d)	School House, Oak Lane & Hopgarden Lane	19
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	18
H1 (f)	Greatness Mill, Mill Lane	20
	Sub Total	159
<u>Swanley</u>		
H1(g)	United House, Goldsel Road	250
H1(h)	Bevan Place	46
H1(i)	Bus Garage/Kingdom Hall, London Road	30
H1(j)	Land West of Cherry Avenue (mixed housing and open space)	50
	Sub Total	376
<u>Other Settlements</u>		
H1(k)	57 Top Dartford Road, Hextable	14
H1(l)	Foxs Garage, London Road, Badgers Mount	15
H1(m)	Land adjacent to London Road, Westerham	30
H1(n)	Currant Hill Allotments, Westerham	20
H1(o)	Land at Croft Road, Westerham	15
H1(p)	Land rear of Garden Cottages, Leigh	13
H1(q)	The Manor House, New Ash Green	50
H1 (r)	Warren Court, Halstead	13
	Sub Total	170
	GRAND TOTAL	705

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H1(a): Car Park Hitchin Hatch Lane, Sevenoaks



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Site Address:	Car Park, Hitchin Hatch Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Town and St John's	Proposed Allocation:	Residential
Current Use or PP:	Station car-park (SDC owned)		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • The redevelopment of the site will be subject to equivalent convenient replacement car parking being provided to serve station commuters. Initially this has been identified as to be provided at the nearby Bradbourne Car park and would involve decking a portion of the existing car park. • Development should achieve a good relationship with the adjacent development site to south (currently vacant with PP (06/2004) for mixed use scheme - 18 flats, 5 maisonettes, 3 retail (A1/A2) units). There may be scope to develop a revised scheme that encompasses both sites. • Design must reflect the prominent nature of the site at the gateway to Sevenoaks. • Sustainable location with good transport links provides the opportunity to design a high density flatted development, subject to safeguarding the amenity of adjacent residential properties (on St Botolph's Avenue and The Mews) and accommodating changing levels across the site • Residential likely to be most appropriate in the form of apartments <p>Thames Water has raised concerns regarding the capacity of the existing sewerage network in the area and the impact of proposed development. As a result a sewer flood alleviation scheme would be required, potentially involving a sewer diversion and provision of additional storage capacity.</p> <p>Access – site should be accessed from Hitchin Hatch Lane (not from London Road)</p> <p>Delivery – SDC, as landowner, is investigating options for alternative car parking provision and discussing potential for comprehensive development with the adjoining site</p>			
Gross Area (Ha):	0.23	Net Area (Ha):	0.23
Approximate Density (DPH):	75	Net Capacity:	17
Phasing	0-5 years (2012-2016)	Source / Evidence Base:	Previous Local Plan Allocation

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H1(b) Cramptons Road Water Works, Sevenoaks



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Site Address:	Cramptons Road Water Works, Sevenoaks	Settlement:	Sevenoaks Urban Area
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Reorganisation of water treatment works.		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • The area of operational infrastructure constraints is highlighted on the plan and is excluded from the development site. Proposals should not prejudice the operations or access to the existing water treatment facility. The operational area will also provide a buffer between the residential development and the railway corridor. • Relatively accessible location in close proximity to Bat and Ball railway station • Site of sufficient size to accommodate a range of housing types (detached, attached, flatted) • Retention of boundary planting and provision of open space will be required to serve the development • The amenity of adjacent residential properties that abut the site and use the existing site access will need to be safeguarded <p>Access – existing access (with minor modifications) should serve the site</p> <p>Delivery - promoted by owner (South East Water) for residential development</p>			
Gross Area (Ha):	1.26	Net Area (Ha):	1.26
Approximate Density (DPH):	40	Net Capacity:	50
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1(c) Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks

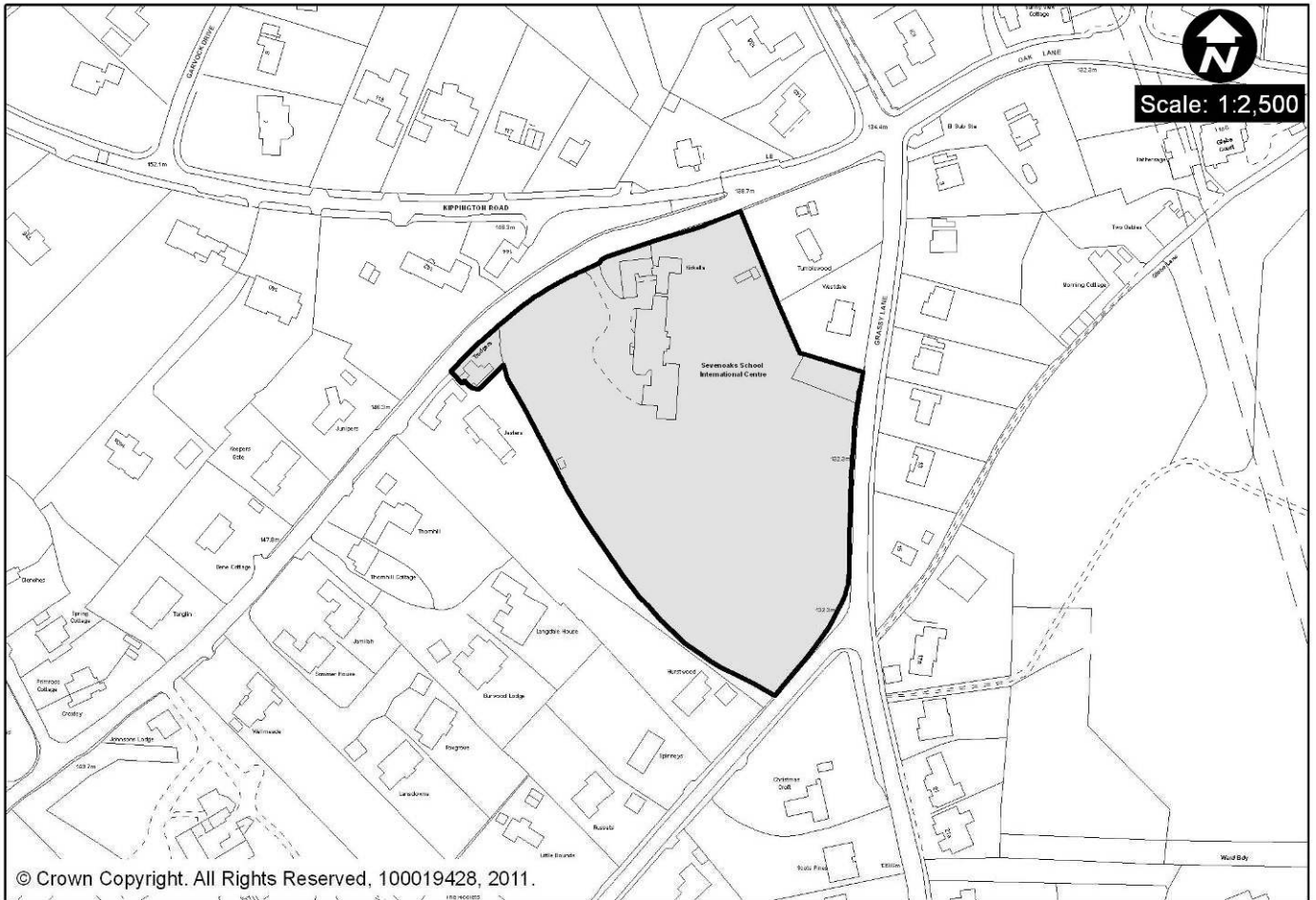


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Site Address:	Sevenoaks Gasholder Station, Cramptons Road, Sevenoaks	Settlement:	Sevenoaks Urban Area
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Gas Holders and Yard		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Landmark building on Otford Road frontage (western portion of the site), as prominent location due to curve in road; • Existing footpath bisects site – pedestrian access to be retained. Site should link in to proposed cycle route on Cramptons Road • Careful consideration of relationship with adjacent commercial premises and sympathetic boundary treatment to minimise any conflict between uses. • Any site remediation, if required, will be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. This will not preclude development opportunities on this site; • Relatively accessible location in close proximity to Bat and Ball railway station • Potential to extend the linear terraced residential layout that exists to the north of the site, through into the eastern portion of the site <p>Delivery - The extent of the site is owned by National Grid who have indicated that the yard is available now for redevelopment. The gasholders themselves are owned by Southern Gas Networks, who are de-commissioning all their gasholders in the period 2013 – 2021.</p> <p>Access – Access via Cramptons Road (not off the A225 / Otford Road)</p>			
Gross Area (Ha):	0.88	Net Area (Ha):	0.88
Approximate Density (DPH):	40	Net Capacity:	35
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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H1(d) School House (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks



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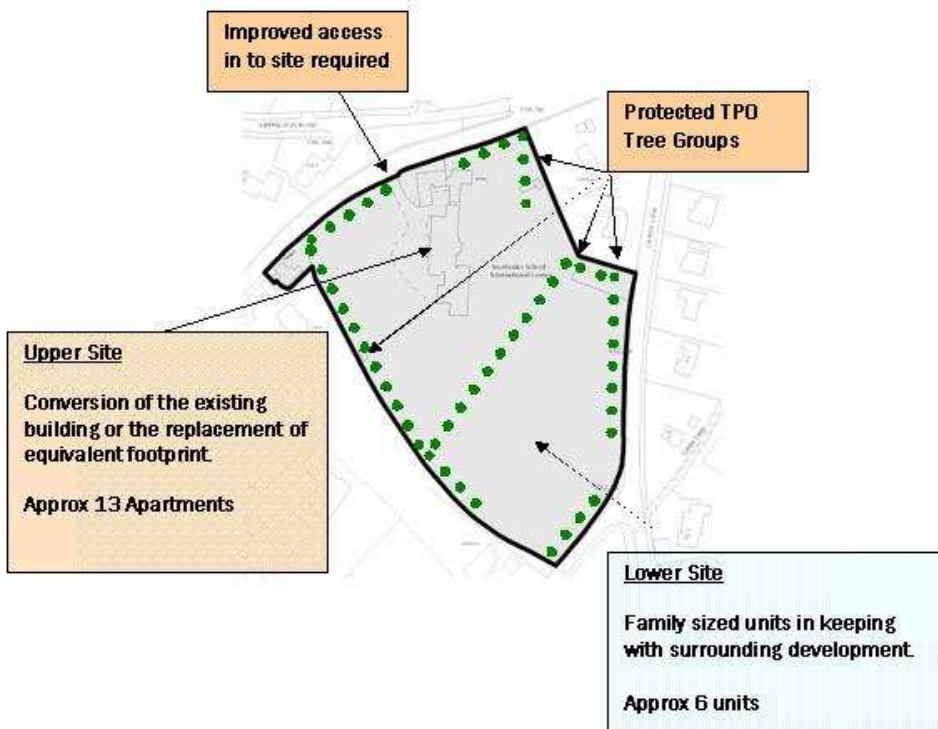
Site Address:	School House (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Kippington	Proposed Allocation:	Residential
Current Use / PP:	Sevenoaks School boarding house and grounds		

Development Guidance;

- Capacity is based on the site being split into upper and lower parcels. The lower southern parcel should accommodate development at a density typical to the surrounding area (approx 10 dph). The yield from the upper northern parcel is based on a conversion of the existing building into apartments or a replacement block of similar size and nature. This form of development will reflect the existing character of the area and maintain the broad balance between built development and open space.
- The upper portion of the site is also considered suitable for housing specifically designed for older people (including those with special needs), subject to improved footway access to the town centre
- Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.

Access to the lower part of the site from Grassy Lane / Hopgarden Lane. Access to the upper part of the site from Oak Lane likely to require modification and visibility improvement

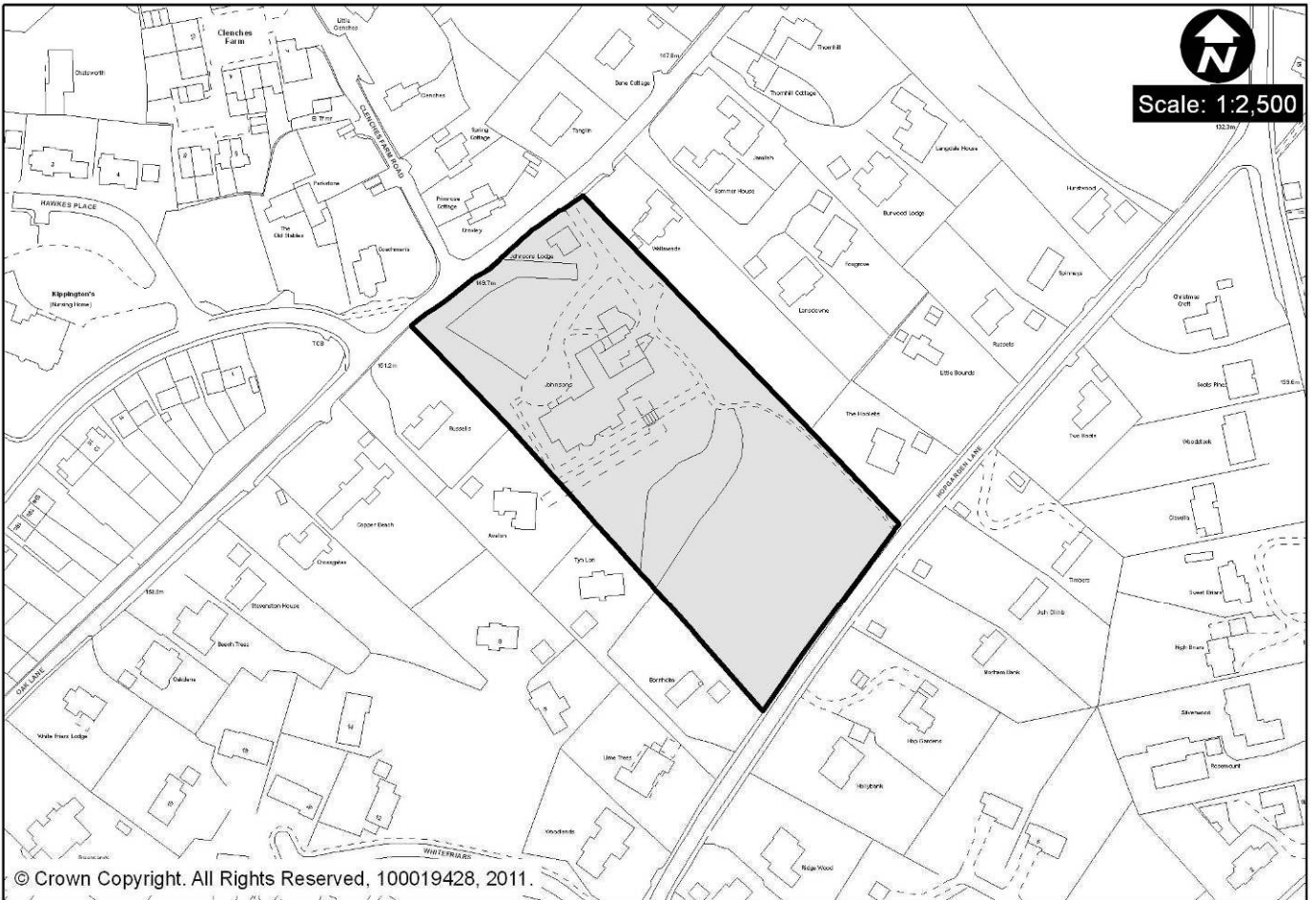
Delivery – Sevenoaks School promoting the site for redevelopment as part of their estate masterplan



Gross Area (Ha):	1.40	Net Area (Ha):	1.40
Approximate Density (DPH):	10 – Lower Site Replacement Footprint on upper site	Net Capacity:	6 houses – lower site 13 flats – upper site
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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H1(e) Johnsons (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks



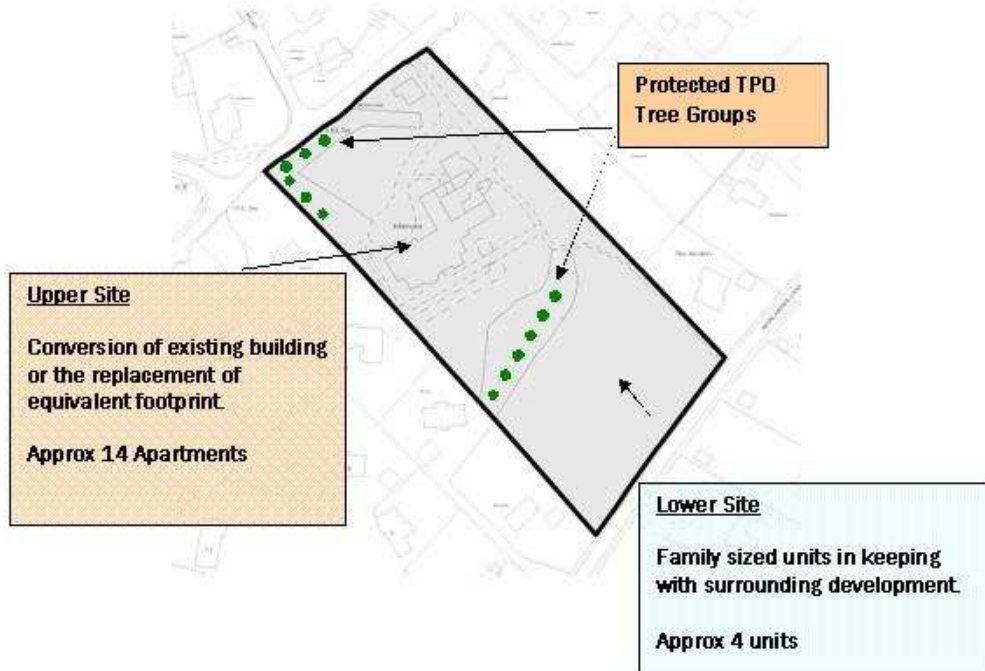
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Site Address:	Johnsons (Sevenoaks School) at Oak Lane & Hopgarden Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Kippington	Proposed Allocation:	Residential
Current Use / PP:	Sevenoaks School boarding house and grounds		

Development Guidance;

- Capacity is based on the site being split into upper and lower parcels. The lower southern parcel should see development at a density typical to the surrounding area (approx 10 dph). The yield from the upper northern parcel is based on a conversion of the existing building into apartments or a replacement block of similar size and nature. Although not listed, Johnsons is considered to be of some architectural merit and therefore consideration should be given to its retention. This form of development will reflect the existing character of the area and maintain the broad balance between built development and open space.
- The upper portion of the site is also considered suitable for housing specifically designed for older people (including those with special needs), subject to improved footway access to the town centre
- Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.

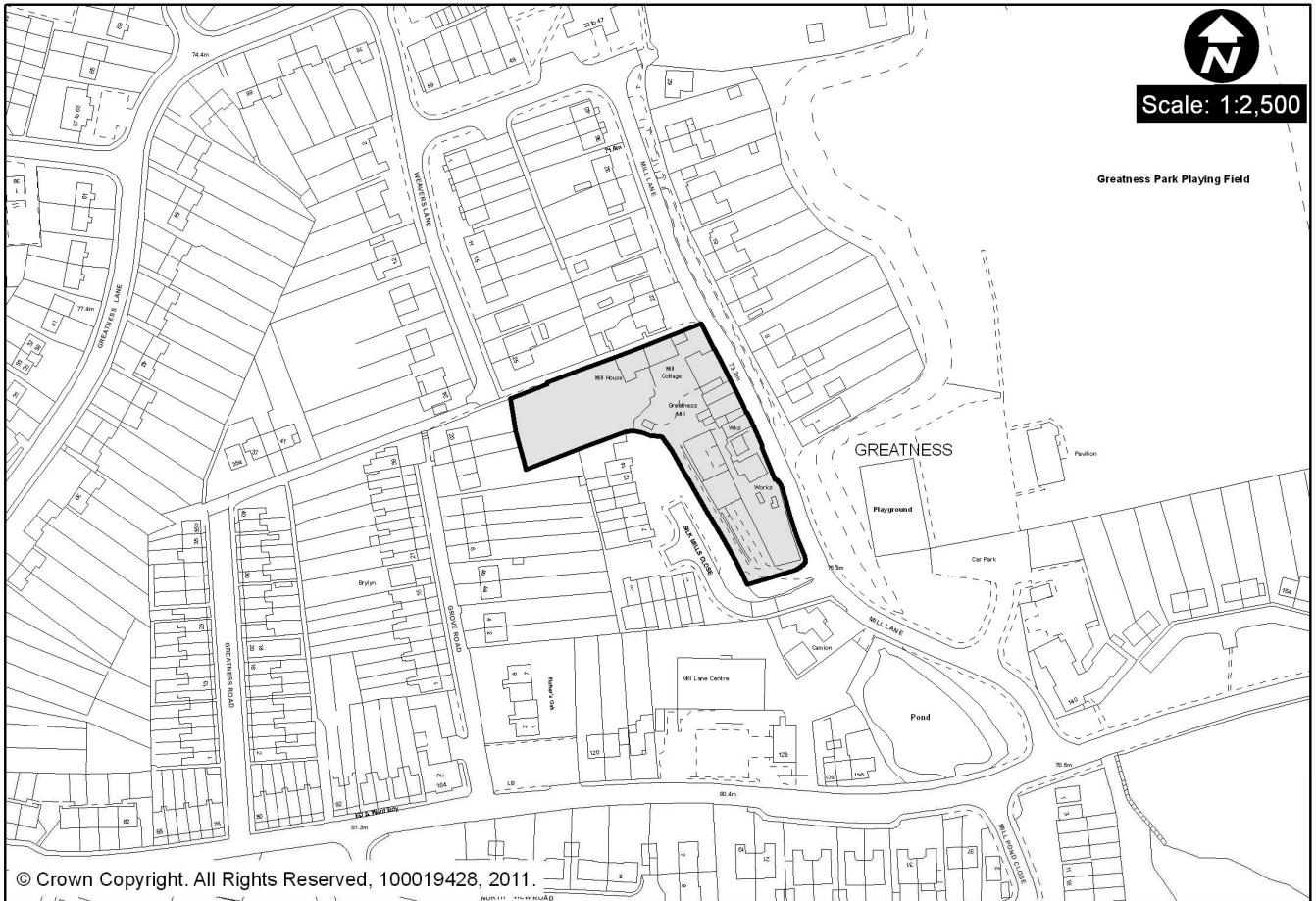
Access to the lower part of the site Hopgarden Lane. Access to the upper part of the site from Oak Lane. Delivery – Sevenoaks School promoting the site for redevelopment as part of their estate masterplan



Gross Area (Ha):	1.36	Net Area (Ha):	1.36
Approximate Density (DPH):	10 – Lower Site Replacement Footprint on upper site	Net Capacity:	4 houses – lower site 14 flats – upper site
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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H1 (f) Greatness Mill, Mill Lane, Sevenoaks

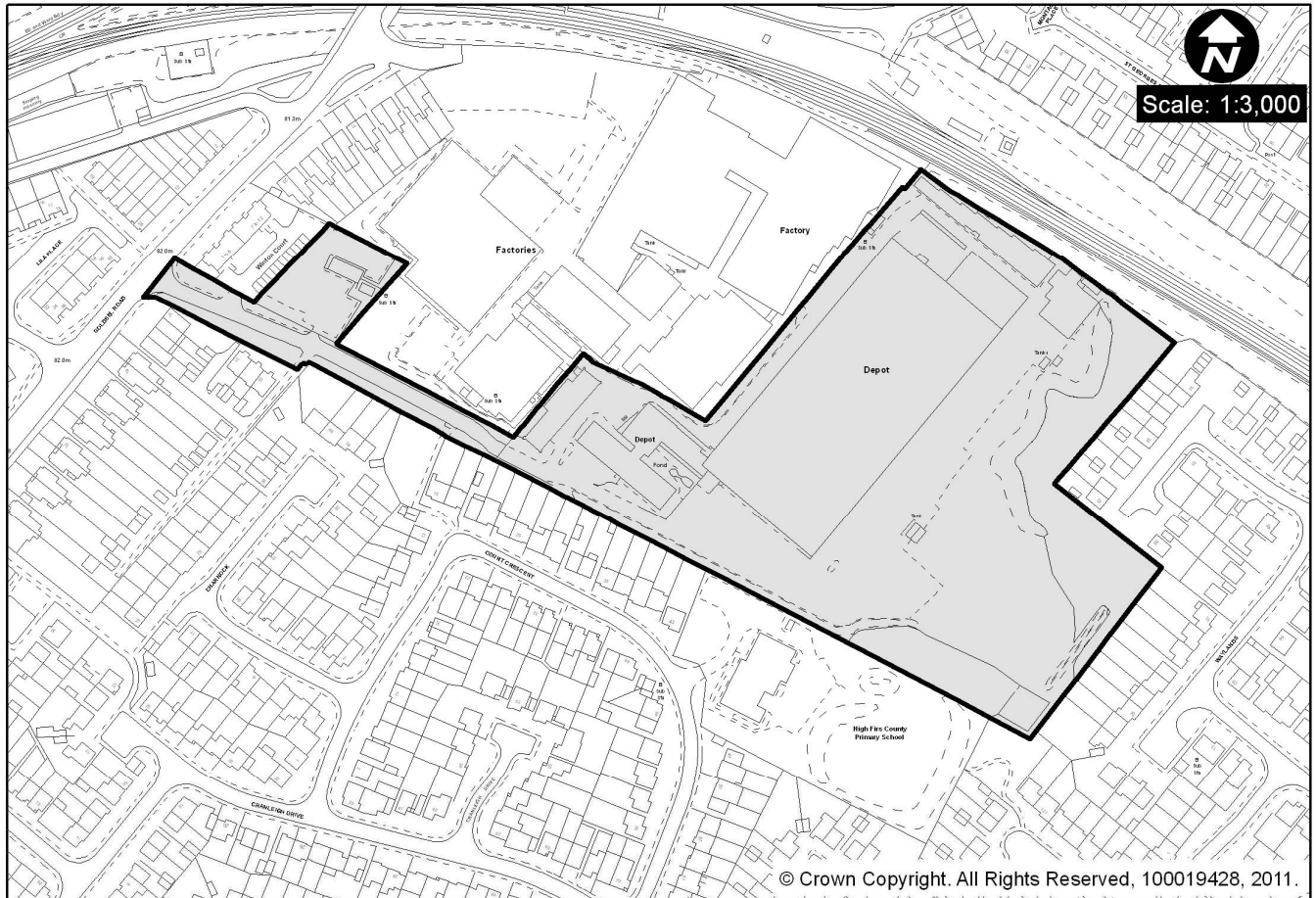


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Site Address:	Greatness Mill, Mill Lane, Sevenoaks	Settlement:	Sevenoaks UA
Ward:	Sevenoaks Northern	Proposed Allocation:	Residential
Current Use / PP:	Workshops (car repair) and residential		
<p>Development guidance;</p> <ul style="list-style-type: none"> • Site contains the historic Mill House building, which contributes to the character of the local area. The building or the character of the building should be retained in any development scheme. Site of likely to be able to accommodate a mix of houses and flats • Tree Preservation Orders apply around the southern and western boundary of the site and development should not result in the loss or harm to any of these trees. • Maintain footpath to north of site • Site remediation may be necessary. This will not preclude development opportunities on this site. • Access – access from Mill Lane • Delivery – site owner promoting the site for residential development 			
Gross Area (Ha):	0.34	Net Area (Ha):	0.34
Approximate Density (DPH):	60	Net Capacity:	20
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1(g) United House, Goldsel Road, Swanley **SITE SUBJECT TO ONGOING STAKEHOLDER DISCUSSION**

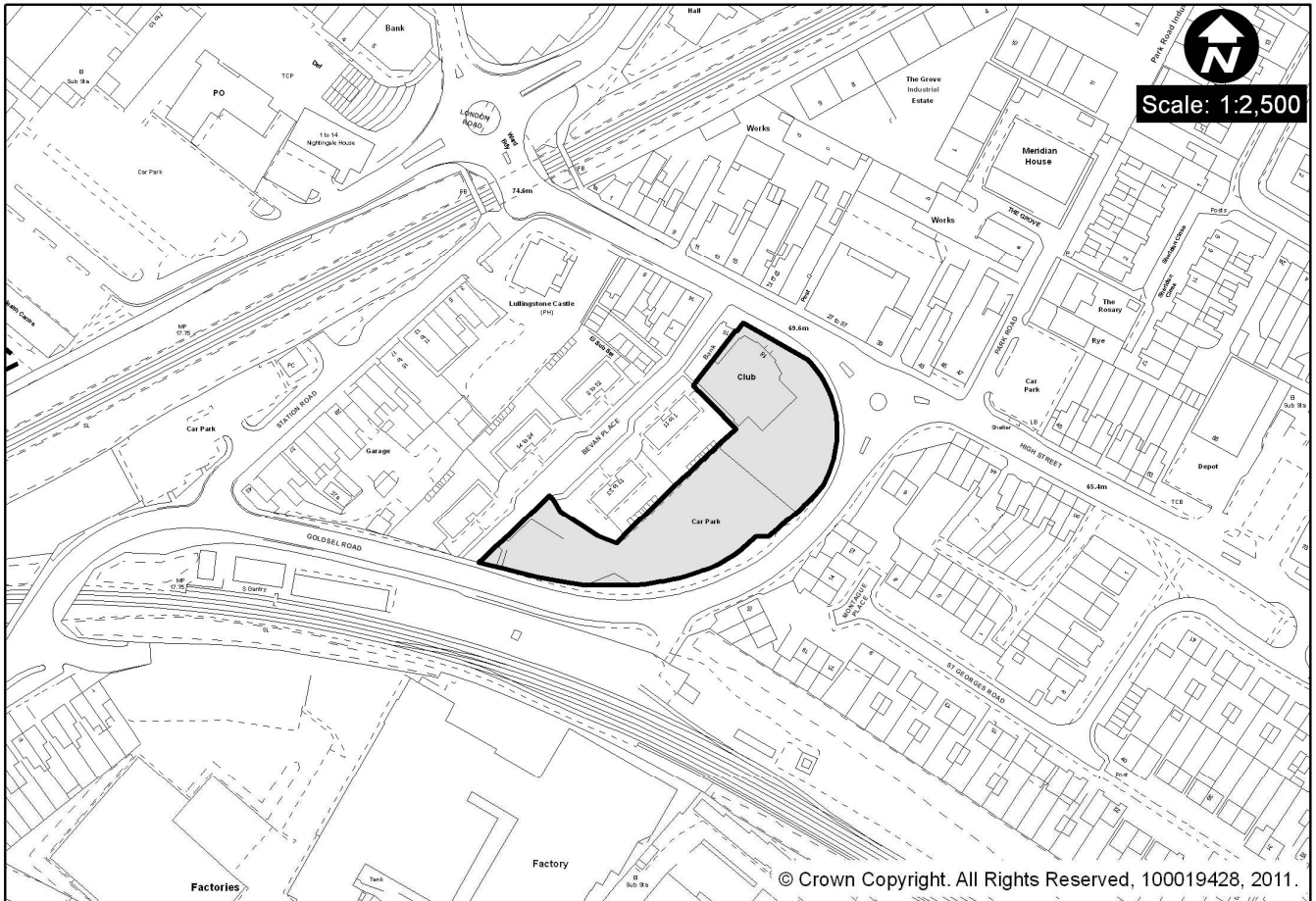


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Site Address:	United House, Goldsel Road, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch & Swanley Village	Proposed Allocation:	Mixed use – Residential
Current Use / PP:	Office and Depot / warehousing		
Development guidance;			
<ul style="list-style-type: none"> • Development must address proximity to adjoining primary school and lower level dwellings along eastern boundary and elevated railway line • 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 • 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. • 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. • 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 • Site remediation may be necessary. This will not preclude development opportunities on this site. • 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. • Delivery – site owner promoting the site for residential development 			
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

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H1(h) Bevan Place, Swanley



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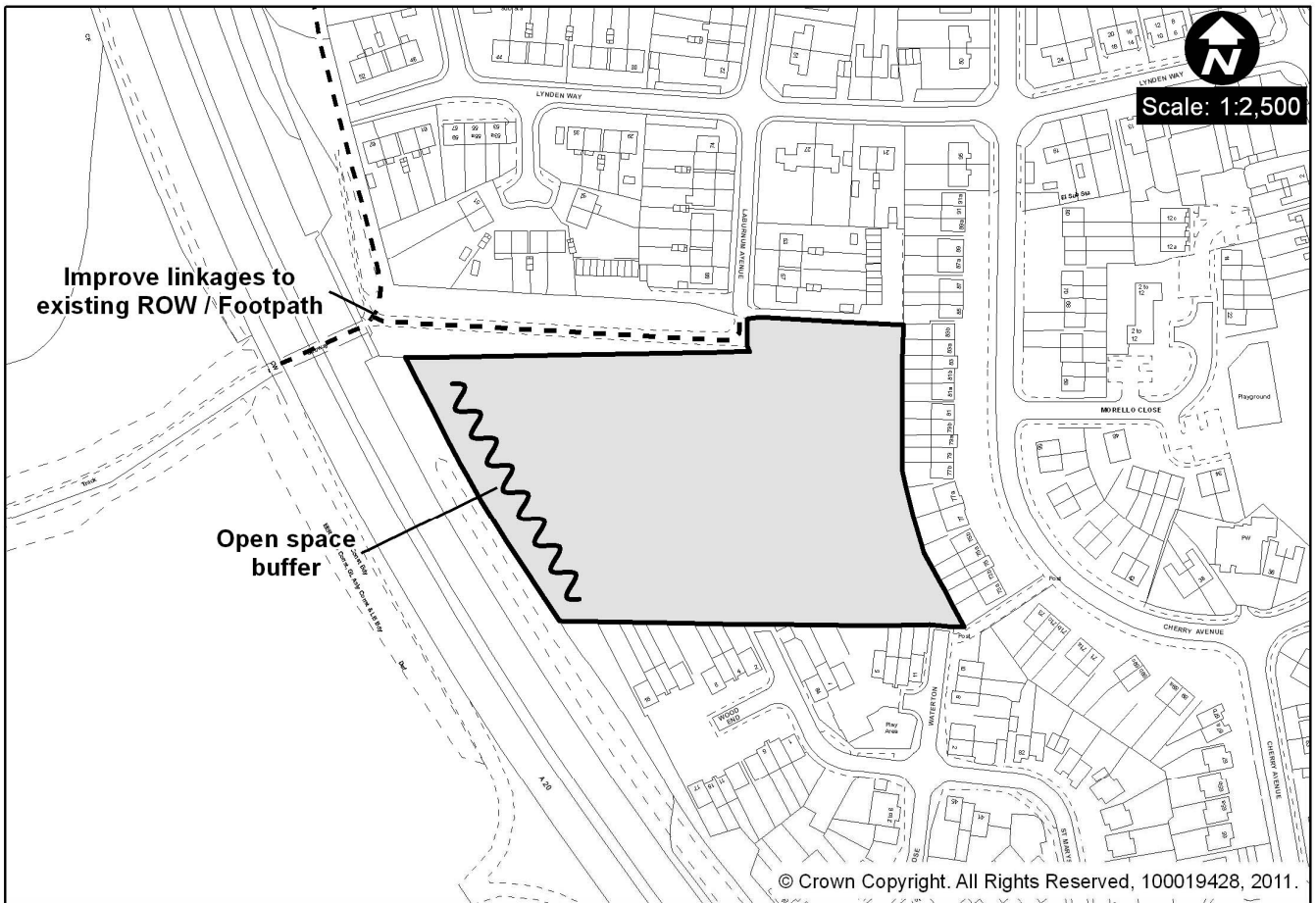
Site Address:	Bevan Place, Swanley (Local Plan Allocation and adjacent land)	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Residential
Current Use / PP:	Car park, Swanley working men's club		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • The site currently comprises a car park and working men's club. A comprehensive scheme over both sites should be developed and should include the re-provision or relocation of the working men's club. • Development should achieve a good relationship with the adjacent residential blocks, which abut the site on three sides. Options for inclusion of this land within the comprehensive scheme should be considered. If this is not achievable, the proposal must be carefully designed to integrate with the existing housing. • Residential likely to be most appropriate in the form of apartments blocks. • 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. • Site is located within an Air Quality Management Area and measures may be needed to mitigate air quality impact. • Measures may be needed to mitigate impact from traffic noise • Parking surveys over the last three years have confirmed that car park average usage is at 25% occupation. The loss of this parking will not therefore impact on the vitality of the area. There is capacity in Park Road / Station Approach car parks and free parking in the town centre. <p>Access to be provided from Bevan Place. Accessible site in close proximity of railway station and town centre.</p> <p>Delivery – Owners of Swanley working men's club investigating options for redevelopment and working with SDC (owners of car park) to bring forward a comprehensive site redevelopment</p>			
Gross Area (Ha):	0.46	Net Area (Ha):	0.46
Approximate Density (DPH):	100	Net Capacity:	46
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	Local Plan / SHLAA

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Site Address:	Bus Garage and Kingdom Hall Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Residential
Current Use / PP:	Bus Garage / Church hall		
Development Guidance;			
<ul style="list-style-type: none"> • Site frontage is located within an Air Quality Management Area and measures may be needed to mitigate air quality impact; • Measures may be needed to mitigate impact from traffic noise; • A comprehensive scheme should be developed that includes both the bus garage and Kingdom Hall sites. Attached housing is likely to be the most appropriate form of development on the site. • Development should include re-provision of the existing community facility (hall of worship) in a portion of the site • 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. • Site remediation may be necessary. This will not preclude development opportunities on this site. 			
<p>Access – via existing access off London Road or via Bremner Close. A single access should serve the combined Bus Garage and Kingdom Hall site.</p> <p>Delivery – promoted by owners for residential development</p>			
Gross Area (Ha):	0.74	Net Area (Ha):	0.74
Approximate Density (DPH):	40	Net Capacity:	30
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan / SHLAA

Agenda Item 8

H1(j) Land west of Cherry Avenue, Swanley



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Site Address:	Land west of Cherry Avenue, Swanley	Settlement:	Swanley
Ward:	Swanley St Mary's	Proposed Allocation:	Residential and open space
Current Use / PP:	Vacant open land (Private – no public access)		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Proposals should include the provision of public open space and biodiversity enhancement opportunities of approximately 0.5ha to help address open space deficiency in Swanley. Community consultation to inform the type of open space provided. • With the proximity to the A20 to the west the open space could act as a buffer zone (in terms both noise and air quality). • Footpath connections should be provided through site, linking with existing footpath • Large site can accommodate mix of housing types (semi-detached, terraced, detached), continuing layout and similar density of surrounding housing estate <p>Access – potential for two vehicular access points, via St Marys Road and Laburnum Avenue, to create an extension of the existing large housing estate</p> <p>Delivery – KCC (site owner) promoting site for residential development</p>			
Gross Area (Ha):	1.5	Net Area (Ha):	1.00
Approximate Density (DPH):	50	Net Capacity:	50
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

Agenda Item 8

H1(k) 57 Top Dartford Road, Hextable



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Site Address:	57 Top Dartford Road, Hextable	Settlement:	Other settlement
Ward:	Hextable	Proposed Allocation:	Residential
Current Use / PP:	Residential		
<p>Development Guidance:</p> <ul style="list-style-type: none"> • Development should be designed carefully to avoid any adverse impact on the adjoining Green Belt. Appropriate tree screening / landscaping should be incorporated in any development scheme to avoid any adverse impact on long distance views • Appropriate design to respond to gateway to village setting. • Attached and detached housing is likely to be suitable on the site, in the form of a small close. • Maintain footpath to west of site <p>Access - from Top Dartford Road (B258). Site currently has in and out driveway arrangement that straddles traffic calming measures (one-way pinch points). Any access modifications will need to be carefully designed to integrate with these measures</p> <p>Delivery - Promoted for residential development by owner of site</p>			
Gross Area (Ha):	0.51	Net Area (Ha):	0.51
Approximate Density (DPH):	30	Net Capacity:	14
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	SHLAA

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H1(l) Foxs Garage, Orpington By-Pass, Badgers Mount

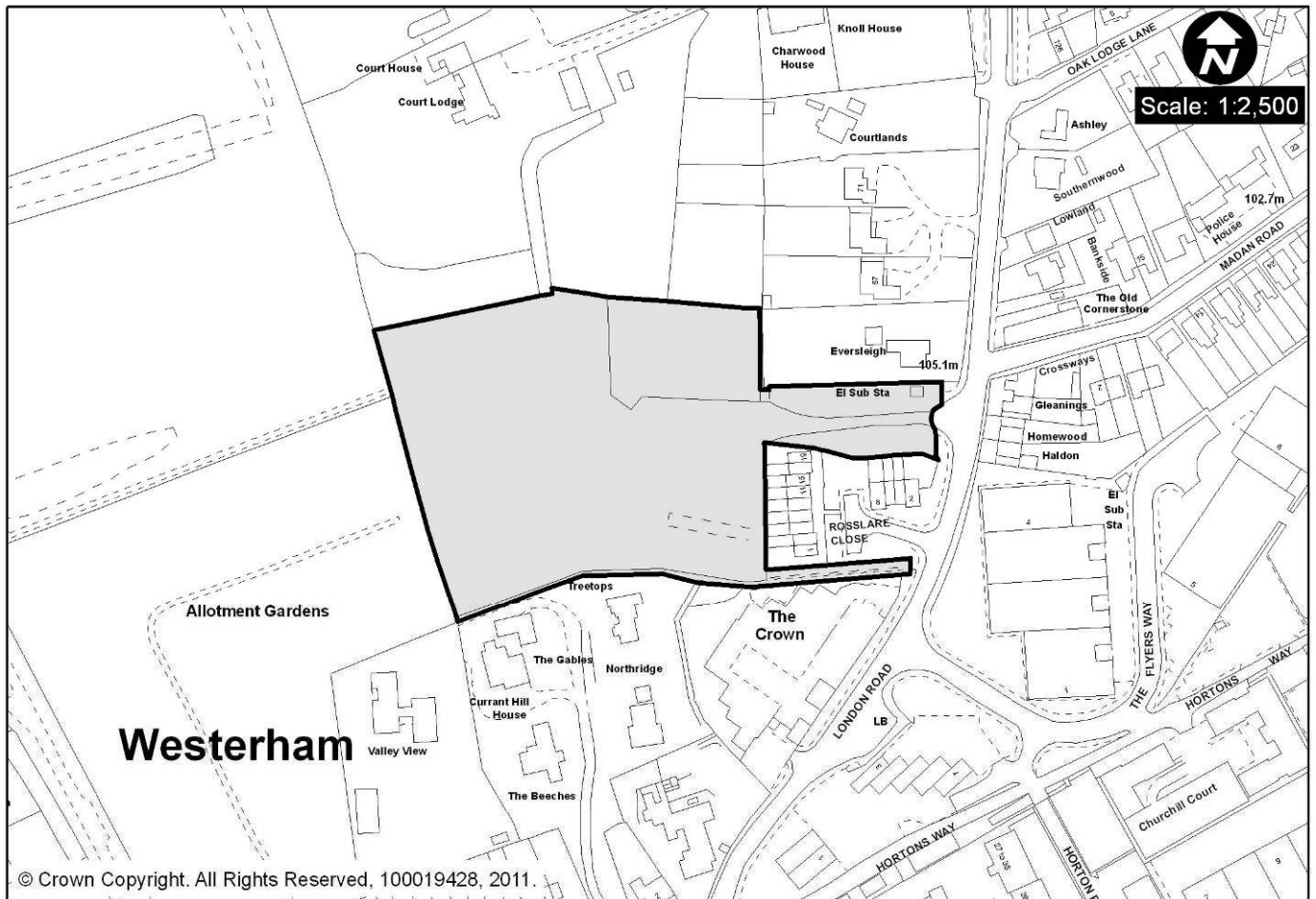


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Site Address:	Foxs Garage, Orpington By-Pass, Badgers Mount	Settlement:	Other settlement
Ward:	Halstead, Knockholt & Badgers Mount	Proposed Allocation:	Residential
Current Use / PP:	Garage and MOT testing centre		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Proposals should avoid adverse impact on/from rail tunnel below site; • Careful consideration should be given to the site topography, where the land rises steeply from Old London Road to A224 Orpington by-pass. There is potential to reflect the layout and scale of the adjacent close (Badgers Rise). • Site remediation may be necessary. This will not preclude development opportunities on this site. • Maintain footpath to north of site <p>Access – single point of access at a central location on the frontage of Old London Road, which is slower (40mph) than the Orpington By-Pass. Associated re-positioning of the existing bus stop currently located between the existing in/out access arrangement.</p> <p>Delivery – promoted for residential development by owners of site</p>			
Gross Area (Ha):	0.50	Net Area (Ha):	0.50
Approximate Density (DPH):	30	Net Capacity:	15
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

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H1 (m) Land Adjacent to London Road, Westerham (former Churchill School Safeguarded Land)

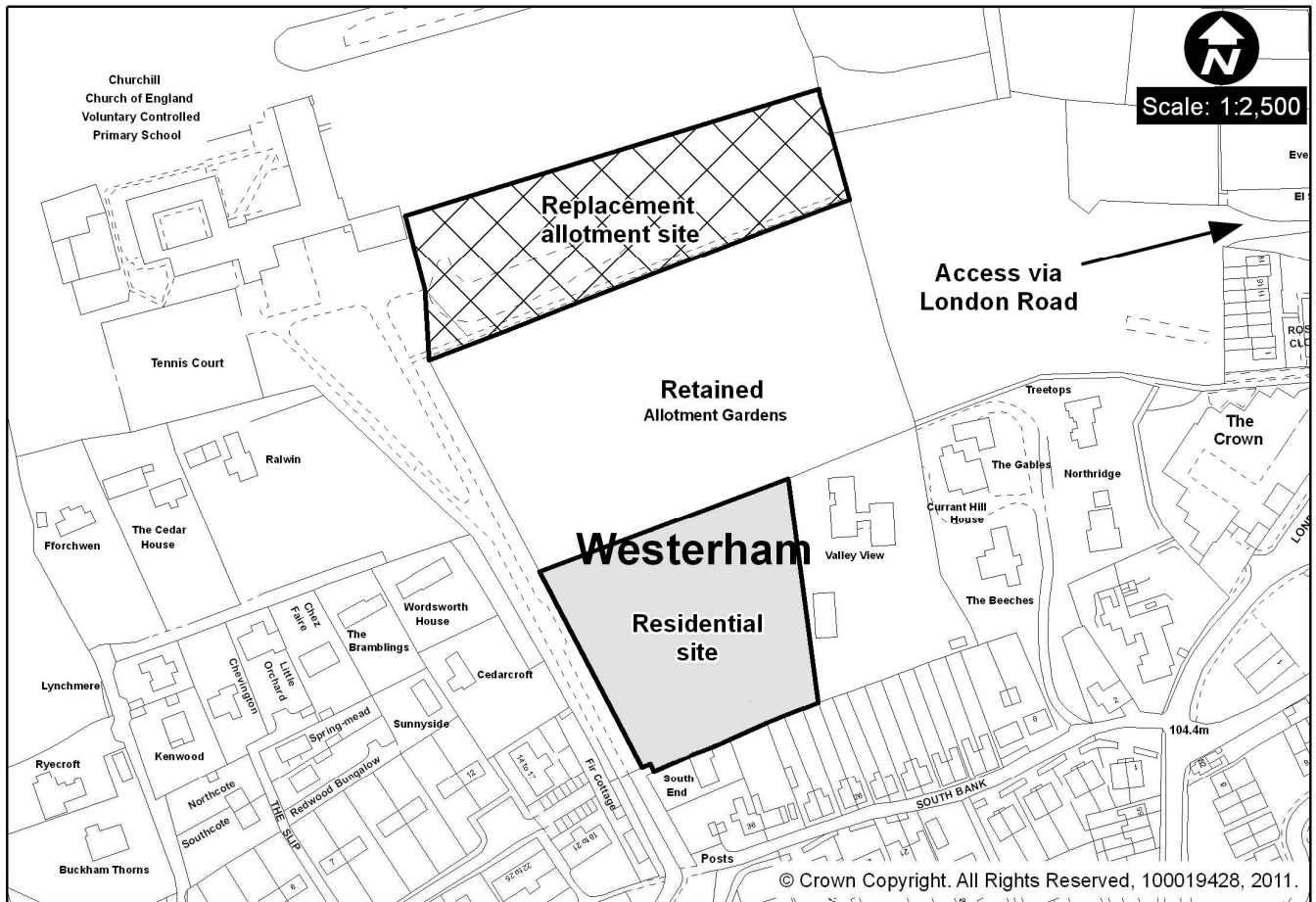


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Site Address:	Land adjacent to London Road, Westerham – former Churchill School	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Field with hard-standing (former site of primary school)		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced. • The development should provide vehicular access to the Westerham allotment housing allocation site to the West. • The passageway to the south of Rosslare Close should provide pedestrian and cycle access to the site • Large site can accommodate mix of housing types (detached, semi-detached, terraced) • 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. • There are Tree Preservation Orders on the site which should be respected. The trees provide an attractive avenue into the site and line both the pedestrian and vehicular access from London Road. No protected trees to be removed. Ecological issues should be considered in any redevelopment <p>Access – off London Road, via wide avenue to north of Rosslare Close</p> <p>Delivery - Promoted for residential development by owner of site (KCC)</p>			
Gross Area (Ha):	1.46	Net Area (Ha):	1.24
Approximate Density (DPH):	25	Net Capacity:	30
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	Local Plan Allocation

Agenda Item 8

H1(n) Allotment Gardens adjacent to Churchill School, Westerham (Former Safeguarded Land)

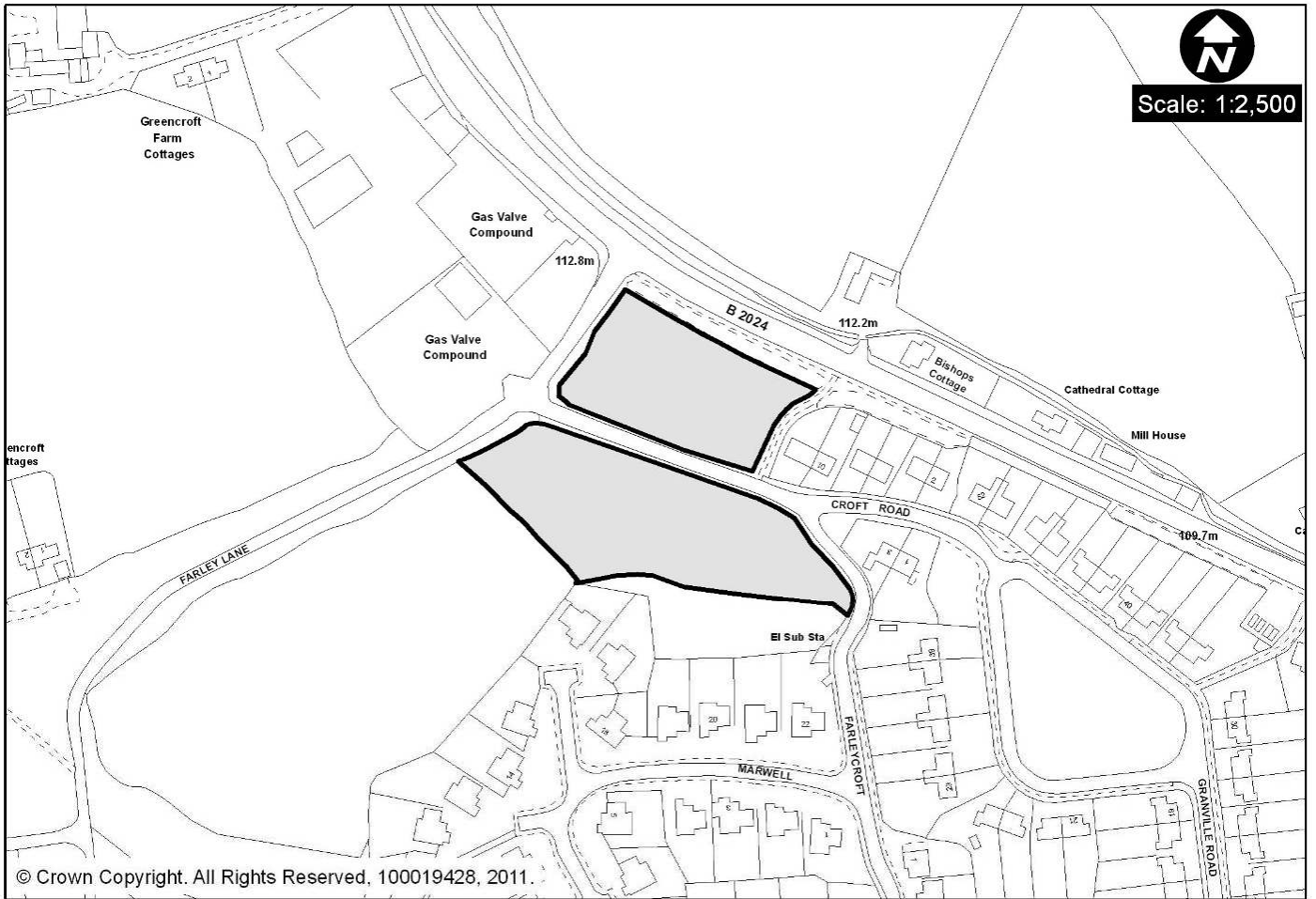


Agenda Item 8

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"> • Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced • 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. • 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 • Site should reflect adjacent mix of housing types (detached, semi-detached, terraced) • 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 • 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. <p>Access - site access via London Road (emergency/pedestrian access on via Rysted Lane)</p> <p>Delivery – site owners (Westerham Parish Council) are promoting the site for residential development</p> <p>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:	10-15 years (2022-2026)	Source / Evidence Base:	Local Plan (Safeguarded Land)

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H1 (o) Land at Croft Road Westerham (Previously Safeguarded Land)

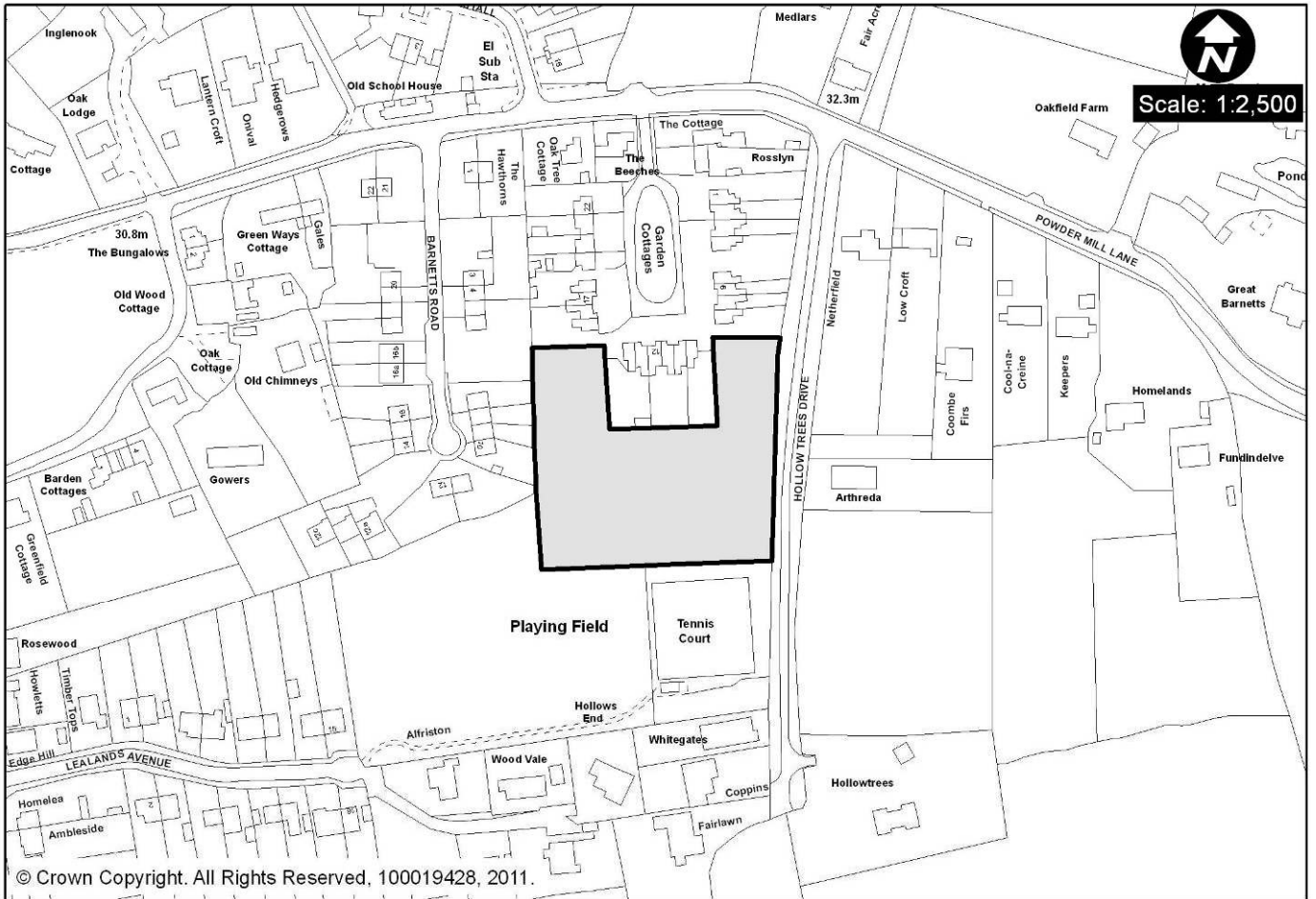


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Site Address:	Land at Croft Road, Westerham	Settlement:	Other settlement
Ward:	Westerham & Crockham Hill	Proposed Allocation:	Residential
Current Use / PP:	Open Land		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Careful consideration should be given to the fact that the entire site is within the AONB. Existing tree screening should be maintained and enhanced • Development should be designed carefully to avoid any adverse impact on the adjoining Green Belt • Retention of footpath to east of northern (lower) site • Site should reflect layout and scale of adjacent attached and detached housing <p>Access – Site should not be accessed from the B2024 Croydon Road</p> <p>Delivery – SDC own site and support residential development</p>			
Gross Area (Ha):	0.77	Net Area (Ha):	0.77
Approximate Density (DPH):	25	Net Capacity:	15
Phasing:	6-10 years (2017-2021)	Source / Evidence Base:	Local Plan (Safeguarded Land)

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H1 (p) Land rear of Garden Cottages, Leigh

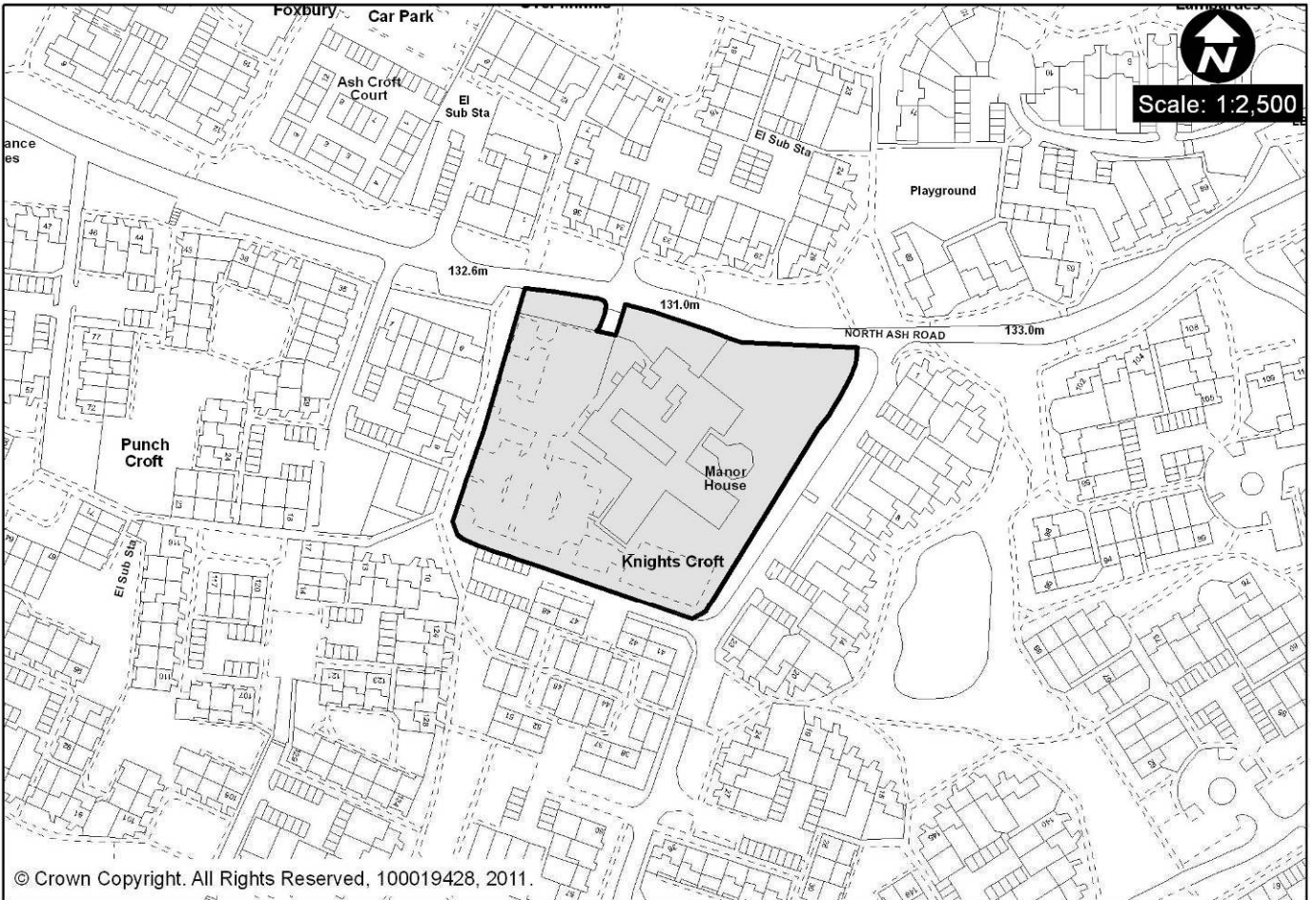


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Site Address:	Land rear of Garden Cottages, Leigh	Settlement:	Other settlement
Ward:	Leigh and Chiddingstone Causeway	Proposed Allocation:	Residential
Current Use / PP:	Greenfield (scrubland)		
<p>Development Guidance;</p> <ul style="list-style-type: none"> • Site can accommodate a range of housing types (semi-detached, terraced, detached) • Development must address any impact on biodiversity and include landscaping / biodiversity enhancement within the site • Development should achieve a satisfactory relationship with the adjoining playing field and tennis courts • Site remediation may be necessary due to fly-tipping on the site. This will not preclude development opportunities on this site. <p>Access – via Hollow Trees Drive with modifications - access and sightlines require improvements at junction with Powder Mill Lane;</p> <p>Delivery - Promoted for residential development by owner of site</p>			
Gross Area (Ha):	0.56	Net Area (Ha):	0.56
Approximate Density (DPH):	25	Net Capacity:	13
Phasing:	0-5 years (2012-2016)	Source / Evidence Base:	SHLAA

Agenda Item 8

H1(q) The Manor House, New Ash Green **SITE SUBJECT TO ONGOING STAKEHOLDER DISCUSSION**

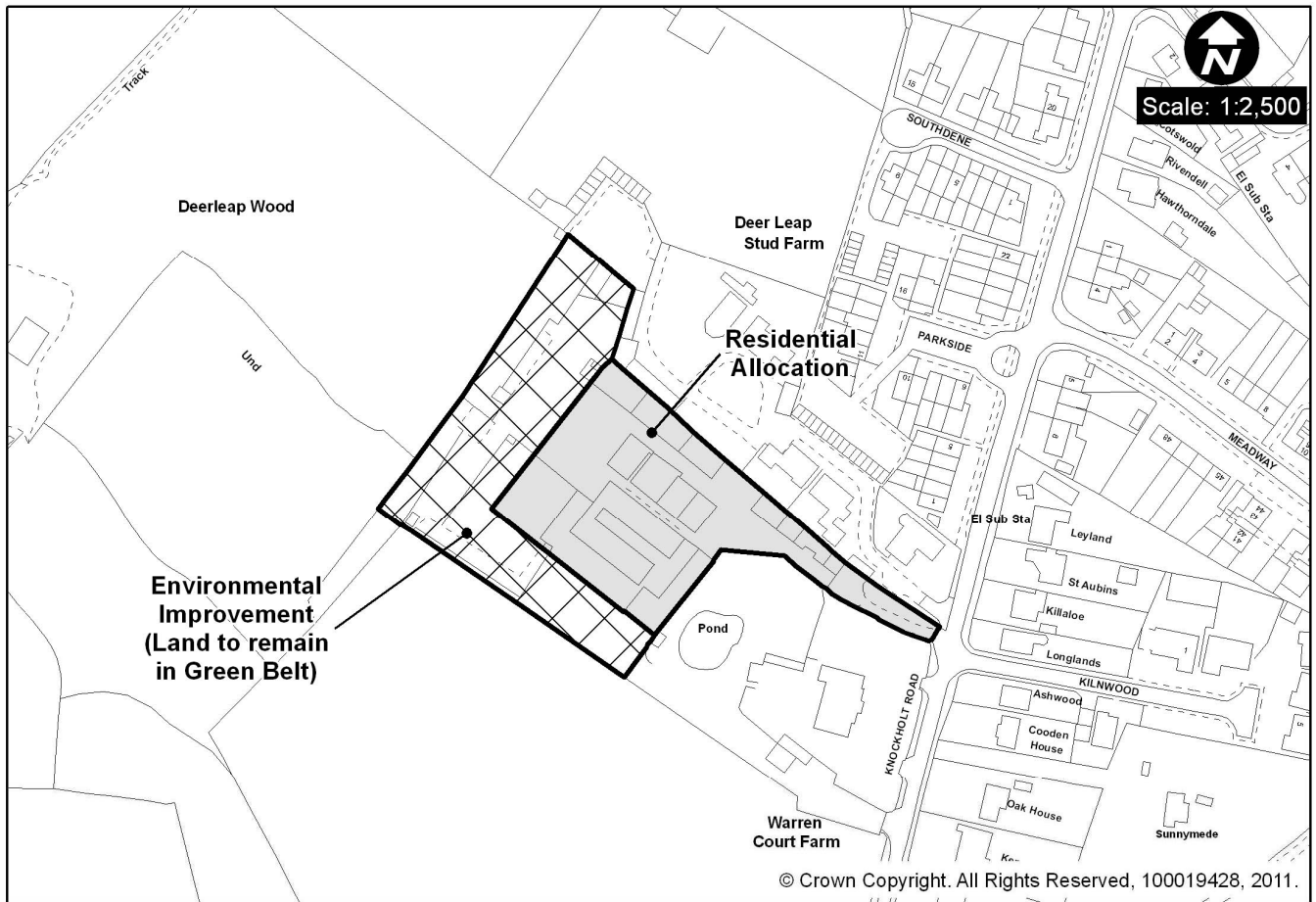


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Site Address:	The Manor House, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Residential
Current Use / PP:	Offices and car parking		
Development Guidance:			
<ul style="list-style-type: none"> • Proposals will need to retain and enhance the Manor House listed building and its setting; • 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 • Replacement of small scale employment space will be re-provided in New Ash Green village centre as part of the wider regeneration scheme; • Potential for innovative, sustainable architecture, in recognition of relationship to contemporary architecture in New Ash Green • Site of sufficient size to accommodate a range of housing types (detached, attached, flatted) • 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. <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

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H1(r) Warren Court, Halstead **SITE SUBJECT TO ONGOING STAKEHOLDER DISCUSSION**



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Site Address:	Warren Court, Halstead	Settlement:	Halstead
Ward:	Halstead, Knockholt and Badgers Mount	Proposed Allocation:	Residential
Current use:	Mixed Use (Industry and Offices)		
Development Guide:			
<ul style="list-style-type: none"> • Residential development of the small-scale industrial site is proposed through this allocation. Site removed from the Green Belt to enable this allocation. • 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. • Landscaping and planting will be required within the site to screen the site from surrounding countryside. • 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. • Relationship of development to adjacent residential and farm buildings will need to be addressed • Site remediation may be necessary. This will not preclude development opportunities on this site. • 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. <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

MIXED USE SITES

POLICY H2: MIXED USE DEVELOPMENT

The following sites (0.2 hectares or greater), shown on the Proposal and Site Maps, are allocated for mixed use development that incorporates an element of residential development.

The purpose is to assist delivery of the Core Strategy housing requirements (3300 units) over the period 2006 – 2026 and to provide additional appropriate uses that compliment the provision of new houses.

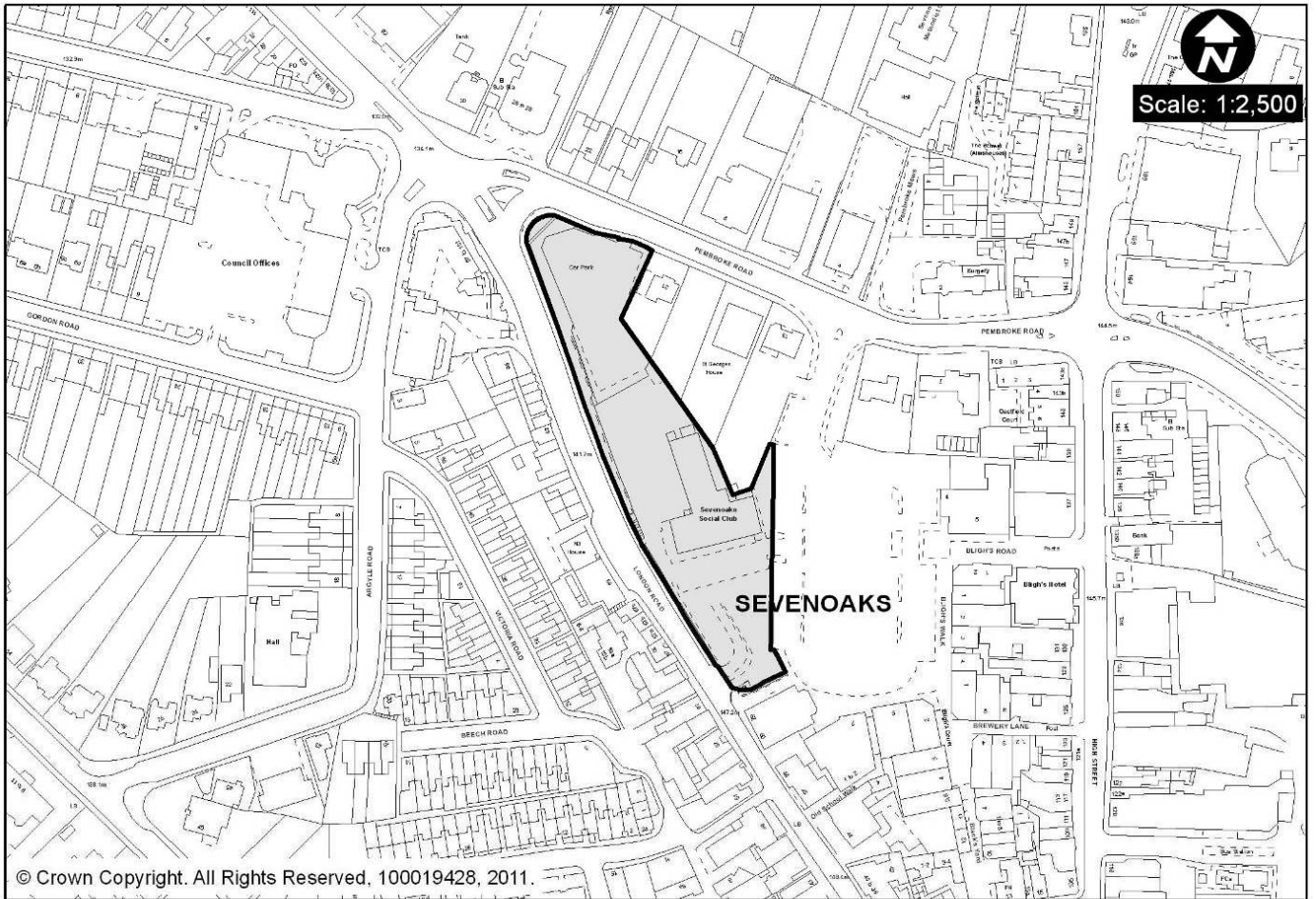
These sites will provide for a range employment, retail and community facilities in addition to housing types, density, mix and tenure considered appropriate.

REF	SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS
H2(a)	Land West of Bligh's Meadow, Sevenoaks	22
H2(b)	Post Office/Bt Exchange, South Park, Sevenoaks	30
H2(c)	Swanley Centre, Nightingale Way, Swanley (only as part of regeneration proposals)	0
H2(d)	Station Approach, Edenbridge	20
H2(e)	New Ash Green Village Centre, New Ash Green (only as part of regeneration proposals)	50
H2(f)	Powder Mills (Former GSK Site), Leigh	100
	Broom Hill, Swanley*	30
	TOTAL	252

Whilst including an element of residential development, this allocation is employment led. Please see Policy EMP3

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H2 (a) Land west of Bligh's Meadow, Sevenoaks

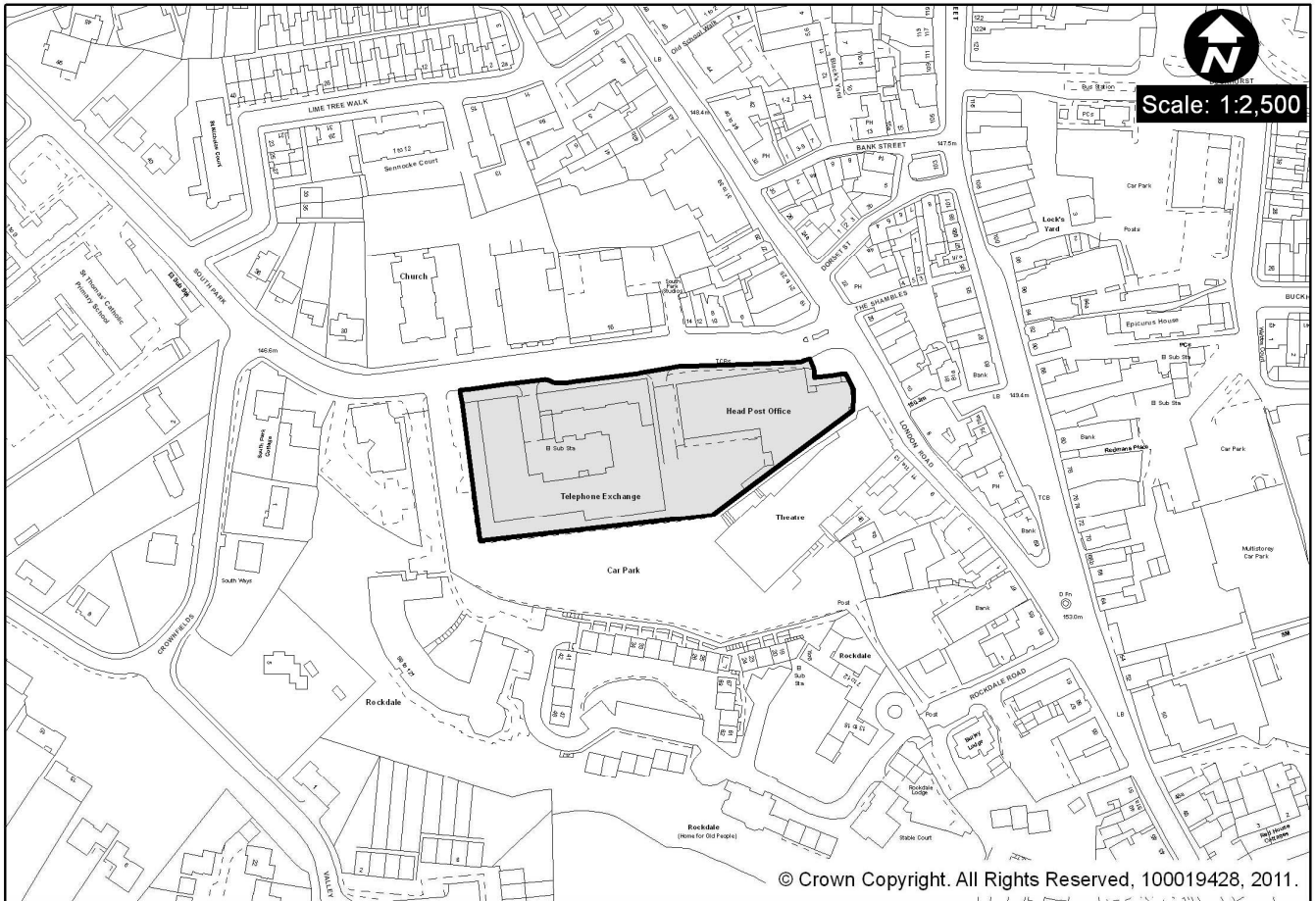


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Site Address:	Land west of Bligh's Meadow, Sevenoaks	Settlement:	Sevenoaks
Ward:	Sevenoaks Town and St. Johns	Allocation:	Mixed use (retail and residential)
Current Use / PP:	Town centre/Car Parking		
<p>Development Guidance:</p> <ul style="list-style-type: none"> • This site is in a strategic location in Sevenoaks Town Centre. The Council's overall aim is to secure a comprehensive development of this site for a range of uses, compatible with the existing town centre, that will enhance the overall attraction for residents and visitors. • The site is appropriate for mixed use town centre development, and should comprise a mix of retail floorspace, residential apartments, car parking spaces and space for a market. The southern part of the site is most closely related to the town centre and should be developed for uses, including retail floorspace, that enhance the town centre. The northern part of the site should be developed for residential. • The retail element may comprise a single large store provided it meets the requirements of this allocation. • The quantity of residential units is indicative, with priority to be given to residential development complimenting the most appropriate mix of town centre uses. Residential likely to be most appropriate in the form of apartments • The scheme should integrate with the existing town centre and improve pedestrian routes into the town, by providing linkages along desire lines. • The design of the scheme should reflect the prominent gateway location of the site at the north of Sevenoaks town centre • Scheme should respect the scale and character of the surrounding conservation area and listed buildings (including neighbourhood residential properties) and should take distinctive design notes and materials from the local area, including incorporation of ragstone features, reflecting the existing ragstone boundary wall to London Road. • The topography of the site slopes upwards from north to south, and building heights should respond to this change in levels, incorporating stepping and modulation to break up building mass. • Site frontage is located within an Air Quality Management Area and measures may be needed to mitigate air quality impact. Measures may also be needed to mitigate impact from traffic noise <p>Delivery – promoted by owner of part of the site for mixed use (retail and residential) development. The Council owns the remainder of the site and will support the implementation of a suitable scheme</p> <p>Access - need to address highways, parking, servicing and access constraints. A Transport Assessment will be required, building on information prepared by SDC for the draft planning brief on the site. Additional parking capacity may need to be addressed (e.g. decking of parking elsewhere within the town / real-time parking information boards)</p>			
Gross Area (Ha):	0.60	Net Area (Ha):	0.60
Net Housing Capacity	22	Phasing	0-5 years (2012-2016)

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H2 (b) Post Office/BT Exchange, South Park, Sevenoaks

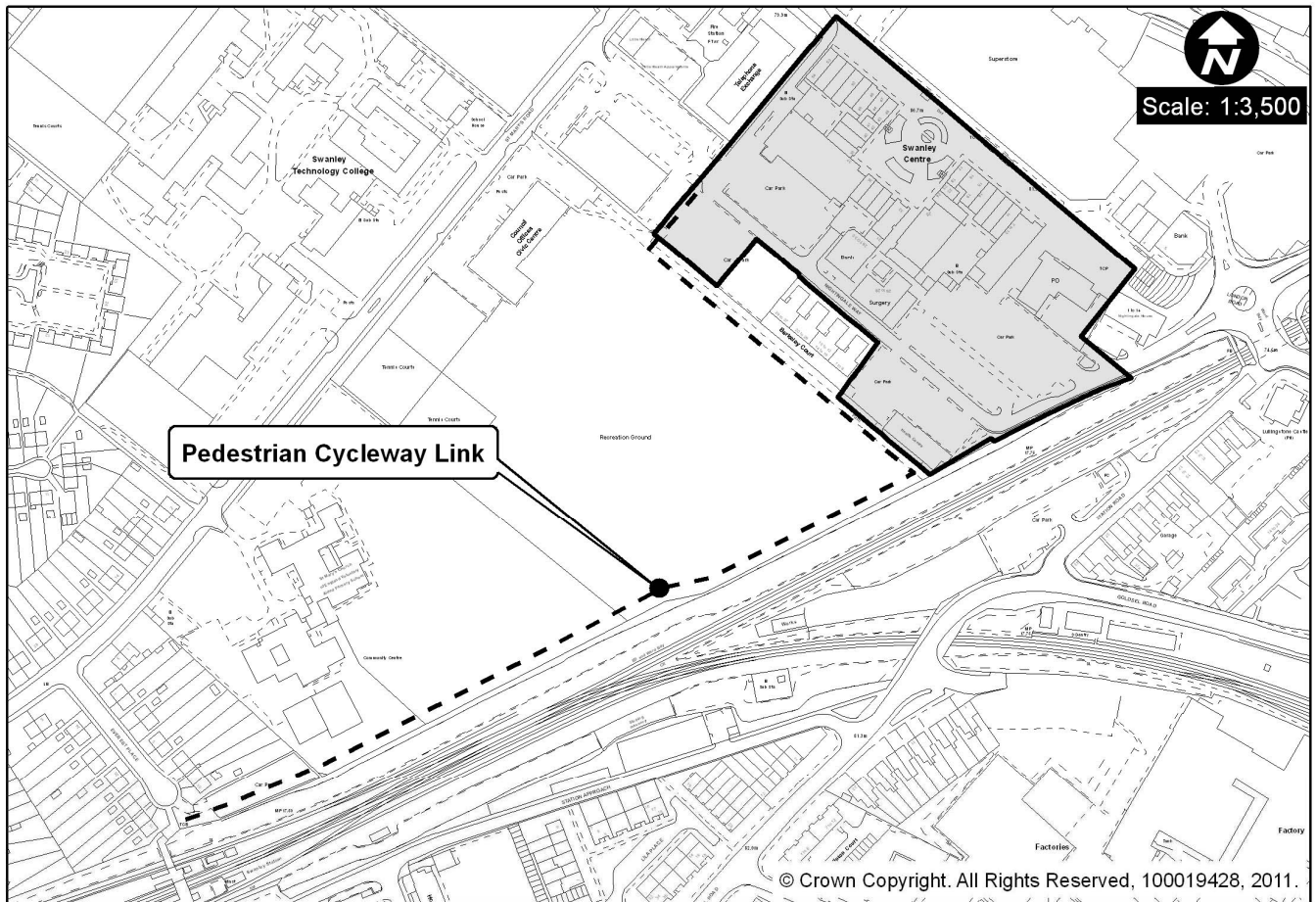


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Site Address:	Post Office/BT Exchange, South Park, Sevenoaks	Settlement:	Sevenoaks
Ward:	Sevenoaks Town and St. Johns	Proposed Allocation:	Mixed Use
Current use:	Post Office & Sorting Office and Telephone Exchange		
Development Guidance:			
<ul style="list-style-type: none"> • Comprehensive redevelopment of PO / BT site is preferred approach. However If one element of the site is available for redevelopment in advance of the other, the development should be designed in such a way so as not to preclude the future integration of development • Relocation of the BT Telephone Exchange and the Royal Mail Sorting Office is envisaged in line with the phasing outlined below. The retention of the Post Office counter facility in a prominent location in the town centre will be required; • Active retail/town centre uses should be provided on the London Road frontage and South Park junction • Potential for retail arcade / lane layout mirroring historic Sevenoaks street pattern at ground level with residential development above. Residential likely to be in the form of apartments, duplexes or townhouses. • Development should improve linkages to the town centre <p>Access – servicing, parking and access arrangements will need careful consideration once the mix of uses is determined</p> <p>Delivery - Royal Mail site likely to be available in next five years. BT have indicated that their site will be available on a longer timescale (i.e. 11-15 years)</p>			
Gross Area (Ha):	1.1	Net Area (Ha):	1.1
Net Housing Capacity	30	Phasing	0-5 yrs (PO) 2012-16 11-15 yrs (BT) 2022-26

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H2(c) Swanley Town Centre Regeneration Area

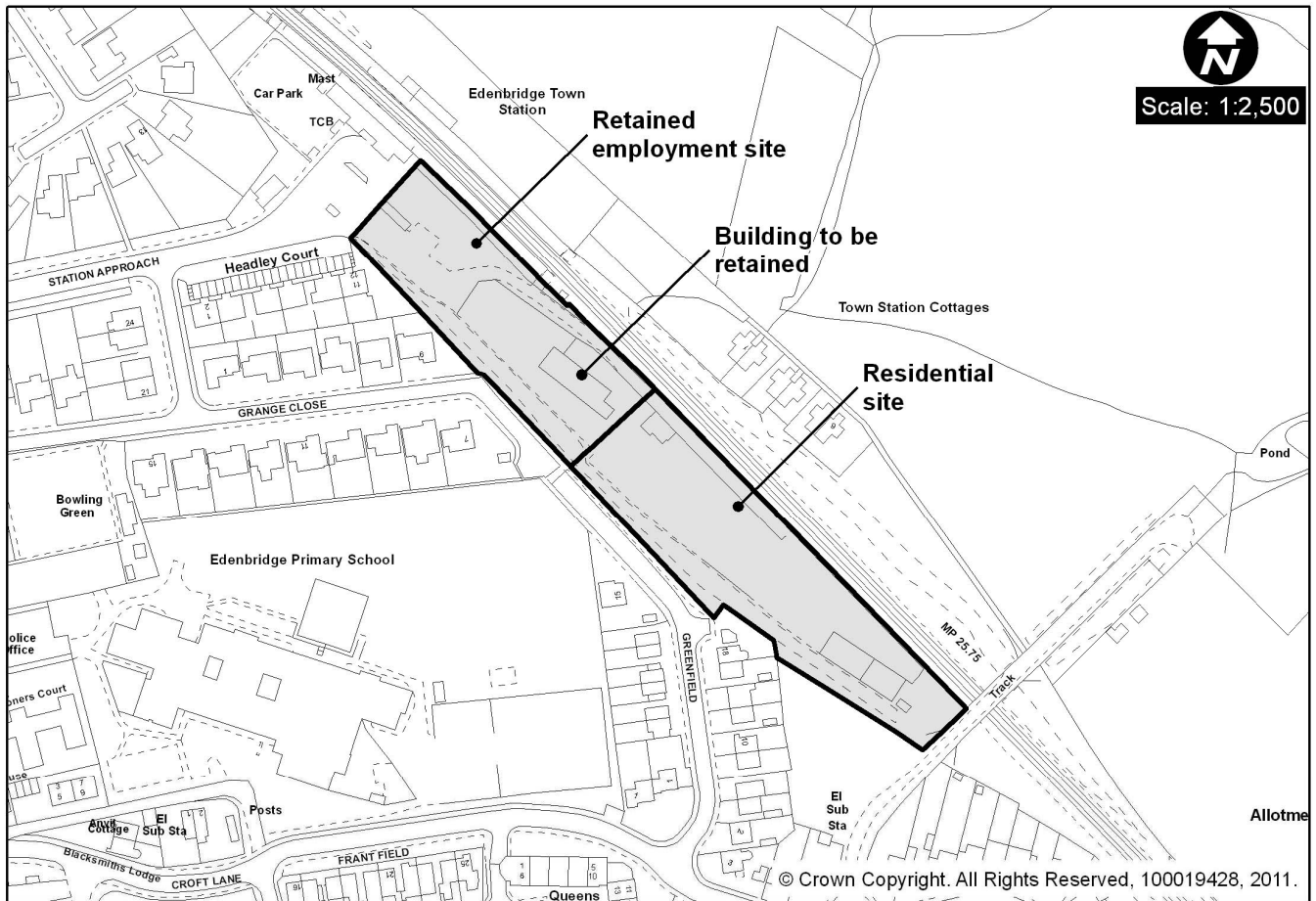


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Site Address:	Swanley Town Centre Regeneration Area	Settlement:	Swanley
Ward:	Swanley St Mary's	Allocation:	Town centre regeneration area – Mixed Use
Current use	Town centre uses and open space		
Development Guide:			
<ul style="list-style-type: none"> • The Council's aim is to secure the regeneration of the town centre via a comprehensive retail led redevelopment, to enhance the overall attraction of the centre for residents and visitors. This will include provision of retail, replacement car parking, medical and community facilities, residential and new pedestrian/cycle link to Swanley station (see indicative route marked on plan) • Mix of uses should reflect local needs and priorities, as expressed via the Planning for Real community consultation exercise • The quantity of residential units is indicative, with priority to be given to residential development complimenting the most appropriate mix of town centre uses. Residential likely to be most appropriate in the form of apartment block. • The design of the scheme should reflect the prominent location of the site, which forms the central core of Swanley centre • Scheme should provide improvements in the town centre public realm, including quality open spaces and an improved environment for Swanley Market • The scheme should be designed to integrate with the surrounding retail and residential uses and should provide routes through the site on desire lines. • Careful consideration of phasing of the scheme will be required 			
<p>Access - servicing, parking and access arrangements will need to be addressed and a Transport Assessment will be required. Delivery – site owner promoting site for redevelopment</p>			
<p>Note: The site owner has suggested that additional retail floorspace in modern unit dimensions is required to make a town scheme viable and achieve the objectives of regeneration. This would require the extension of the town centre boundary and would potentially involve building on part/all of the adjacent recreation ground. The Council has taken independent advice which suggests that an extended boundary is required to support a viable town centre redevelopment. However, no firm proposals have yet been proposed by the owner, or discussed with the town council or the local community. Therefore, the town centre boundary is shown as existing, but there may be scope to extend this boundary in future, based on further evidence and a scheme to be provided by the owner. It is clear that if any development is proposed on the recreation ground, replacement provision of the recreation ground and associated sports and leisure facilities would be required, which should be of equivalent or greater value, in terms of size, location, accessibility and quality, to maintain the supply of open space for the local community and address open space deficiencies in Swanley. Any other facilities (e.g. Swanley banqueting / Swanley town council offices) would also need to be re-provided.</p>			
Gross Area (Ha):	2.6	Net Area (Ha):	2.6
Net Housing Capacity	0	Phasing	6-10 years (2017-2021)

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H2 (d) Station Approach, Edenbridge

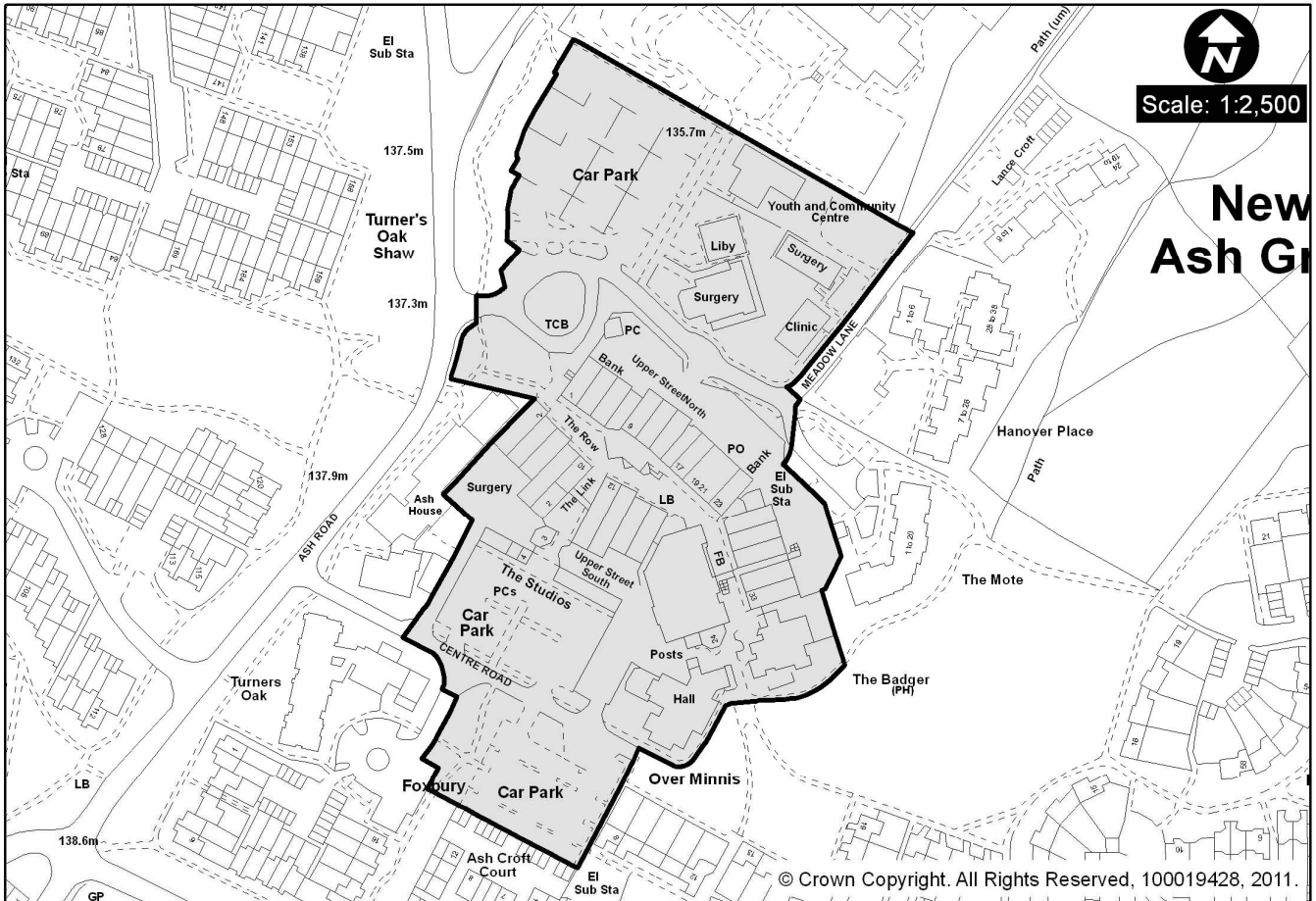


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Site Address:	Station Approach, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge North and East	Proposed Allocation:	Mixed Use – Employment and Residential
Current use:	Builder’s Merchant		
<p>Development Guide:</p> <ul style="list-style-type: none"> • 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); • Southern end of site allocated for residential • Site adjacent to railway – a vegetation screening / buffer zone will be required to protect residential amenity • Residential likely to be most appropriate in the form of apartments and townhouses. • 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. <p>Access – Access to employment space from existing access on Station Approach. Access to residential from Greenfield or Forge Croft.</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)

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H2 (e) New Ash Green Village Centre, New Ash Green

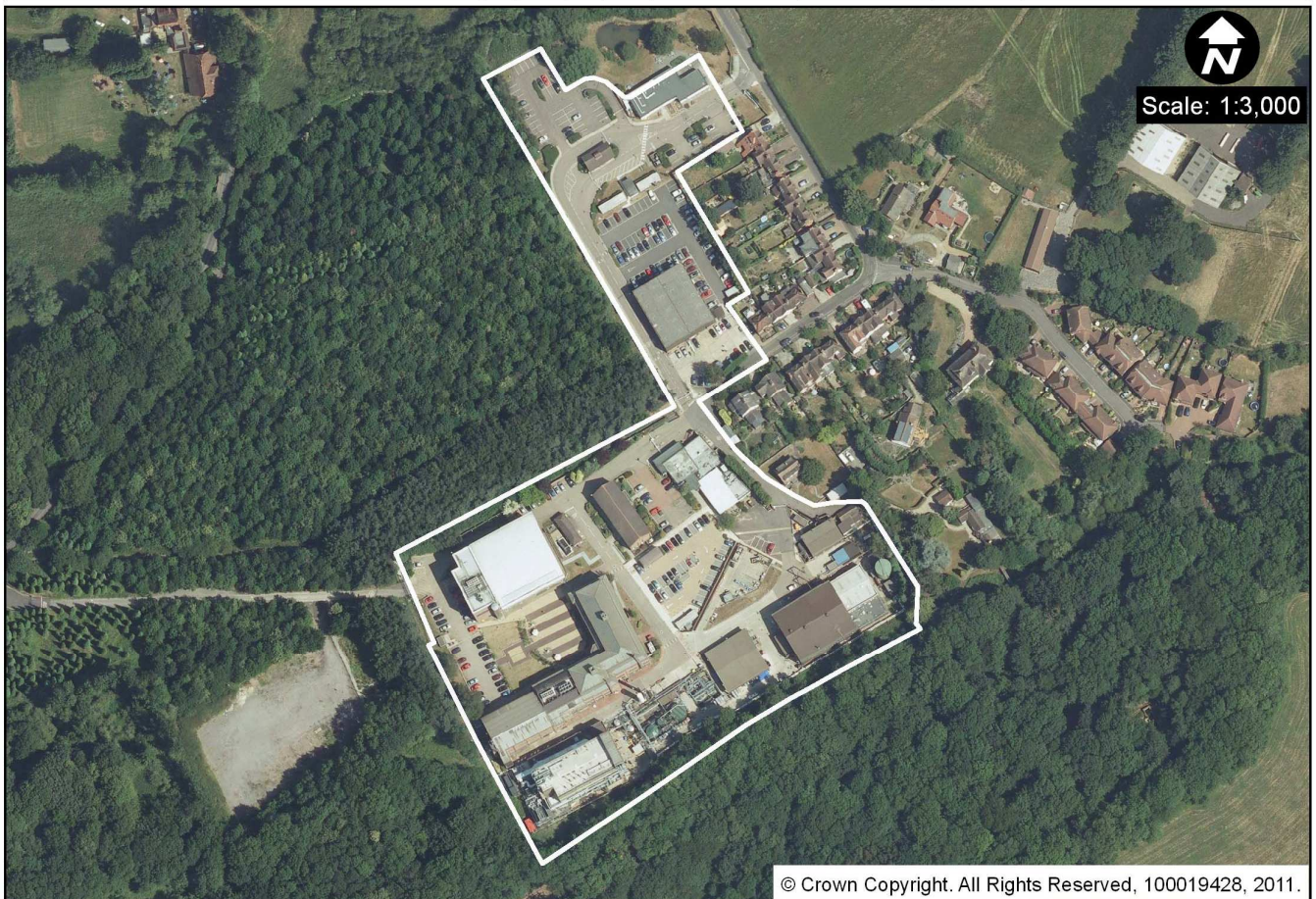
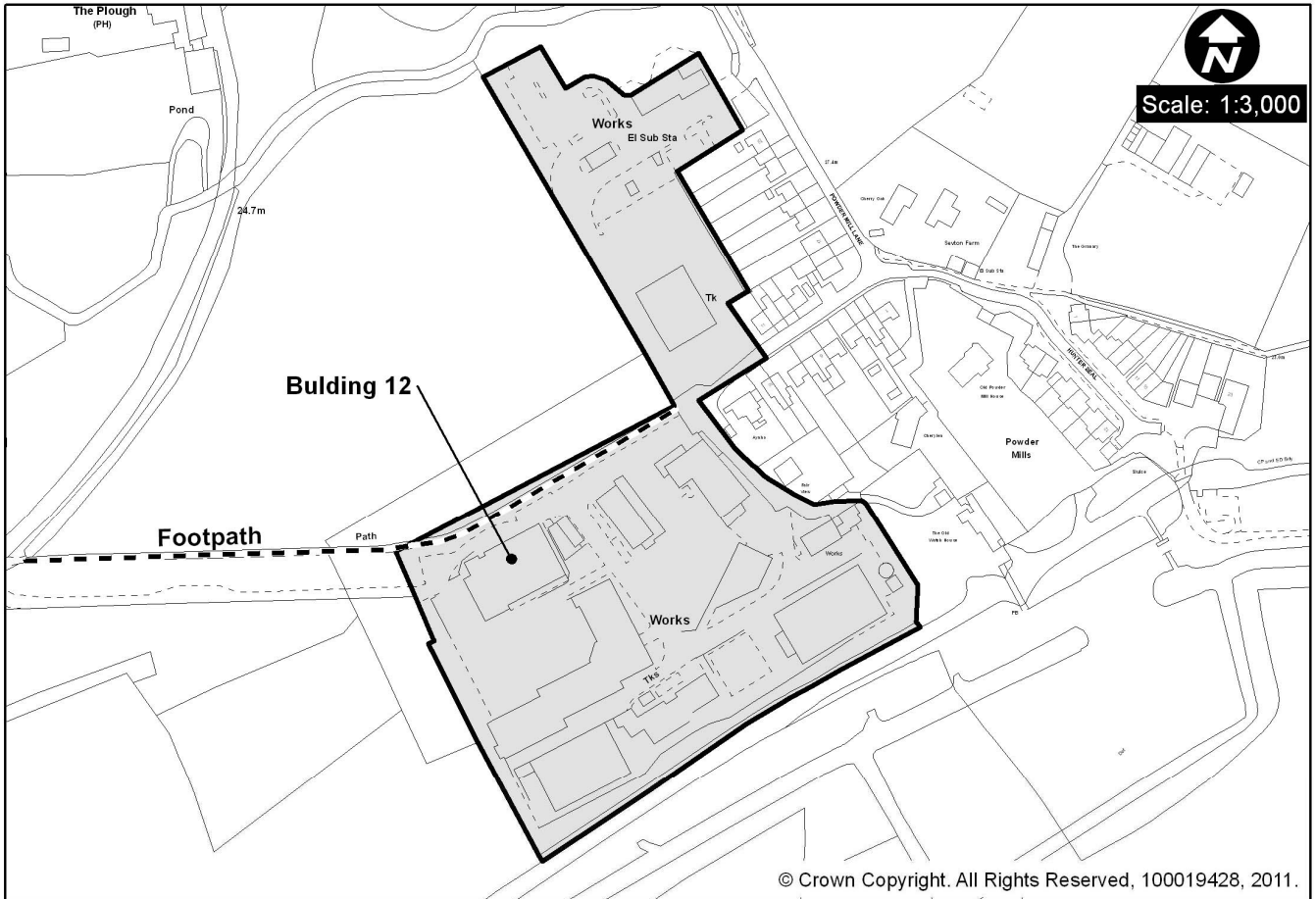


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Site Address:	New Ash Green Village Centre, New Ash Green	Settlement:	New Ash Green
Ward:	Ash	Proposed Allocation:	Mixed use including residential as part of a regeneration scheme for the village centre
Current Use / PP:	Village centre uses (retail and services, community facilities, parking) and residential		
<p>Development Guide:</p> <ul style="list-style-type: none"> • Residential element (in the form of apartments) as an enabler as part of the regeneration scheme for the wider village centre • 8% of site covered by Tree Preservation Order • Development should achieve a satisfactory relationship with the adjoining housing and open space (The Mote) • Proposals should include retail, employment and community facilities and services • Requires public realm improvements • Parking to be re-provided as part of scheme • Provision of small office/business space accommodation <p>Access – servicing, parking and access arrangements will need careful consideration once the mix of uses is determined</p> <p>Delivery - SDC working with multiple site owners to bring forward scheme on site. SDC would like the village centre regeneration to take place as soon as feasible, but the phasing indicated below provides a precautionary / long-range scenario.</p>			
Gross Area (Ha):	1.87	Net Area (Ha):	1.87
Housing Capacity:	50	Phasing	10-15 years (2022-26) (although earlier if feasible)

Agenda Item 8

H2 (f) Glaxo Smith Kline, Powder Mills, Leigh **SITE SUBJECT TO ONGOING STAKEHOLDER DISCUSSION**



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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>Development Guide:</p> <ul style="list-style-type: none"> • 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. • Any redevelopment is restricted to the replacement of the existing ‘footprint’ of buildings at the site in accordance with national Green Belt Policy. • The existing residential units outside of the secure element of the site should be retained and are not included within the formal allocation. • 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. • 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. • 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. • 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. • Retention of Public Footpath through site <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)

EMPLOYMENT SITES

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Core Strategy Policy SP8 is the overarching strategic policy that provides for the retention and creation of employment and business facilities throughout the District, and promotes a flexible approach to the use of land for business and employment purposes.

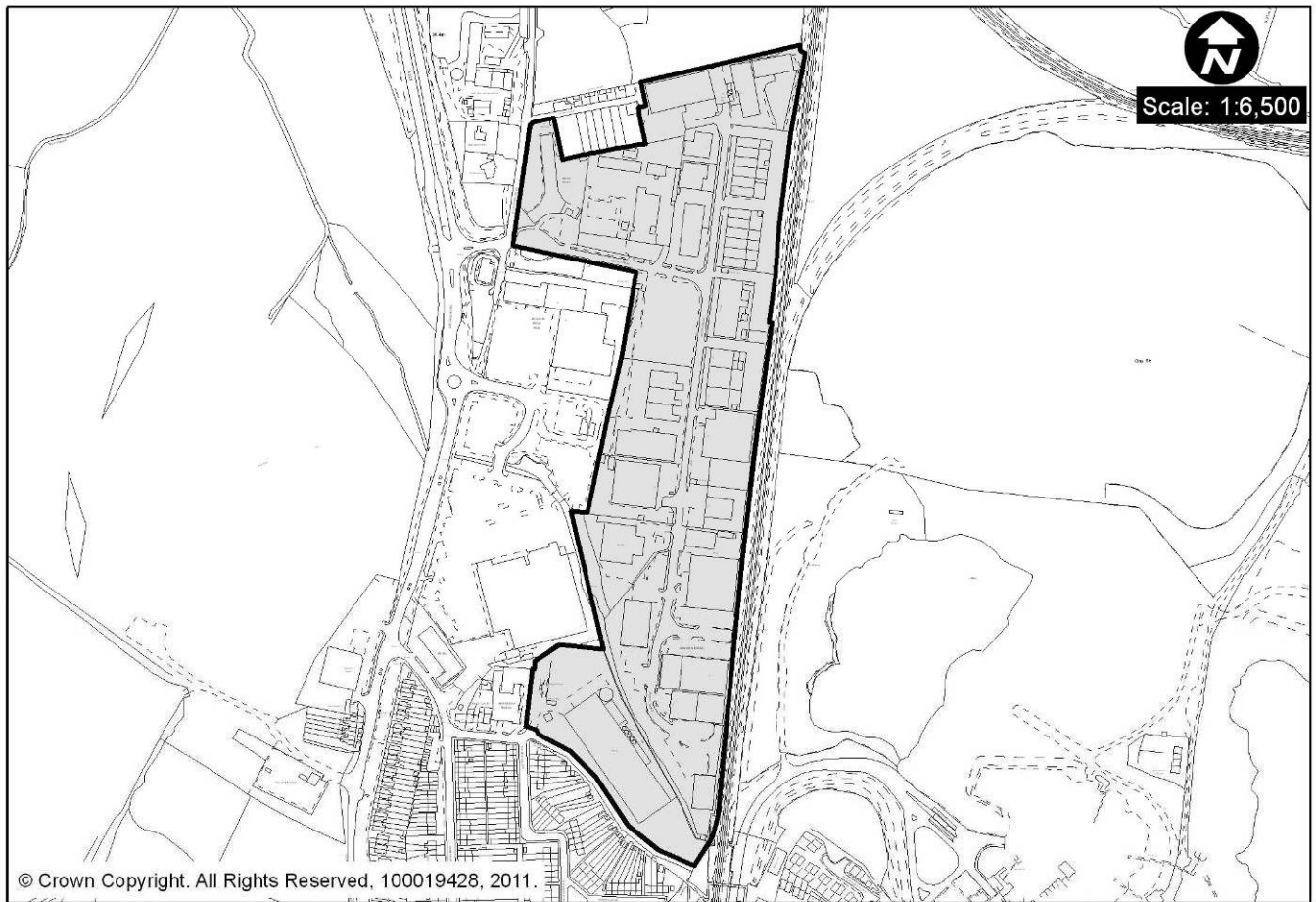
It is the role of this document to formally identify the sites to which sites policy SP8 of the Core Strategy applies.

Policy EMP1 of this document therefore identifies that the following sites will be retained or allocated for Business Use across the District for B1 – B8 uses. Site location plans are included to show the extent of the sites, whilst the site areas and existing uses are detailed below. Further detail on each of these existing employment sites can be found in the Councils Employment Land Review (2007) evidence base document.

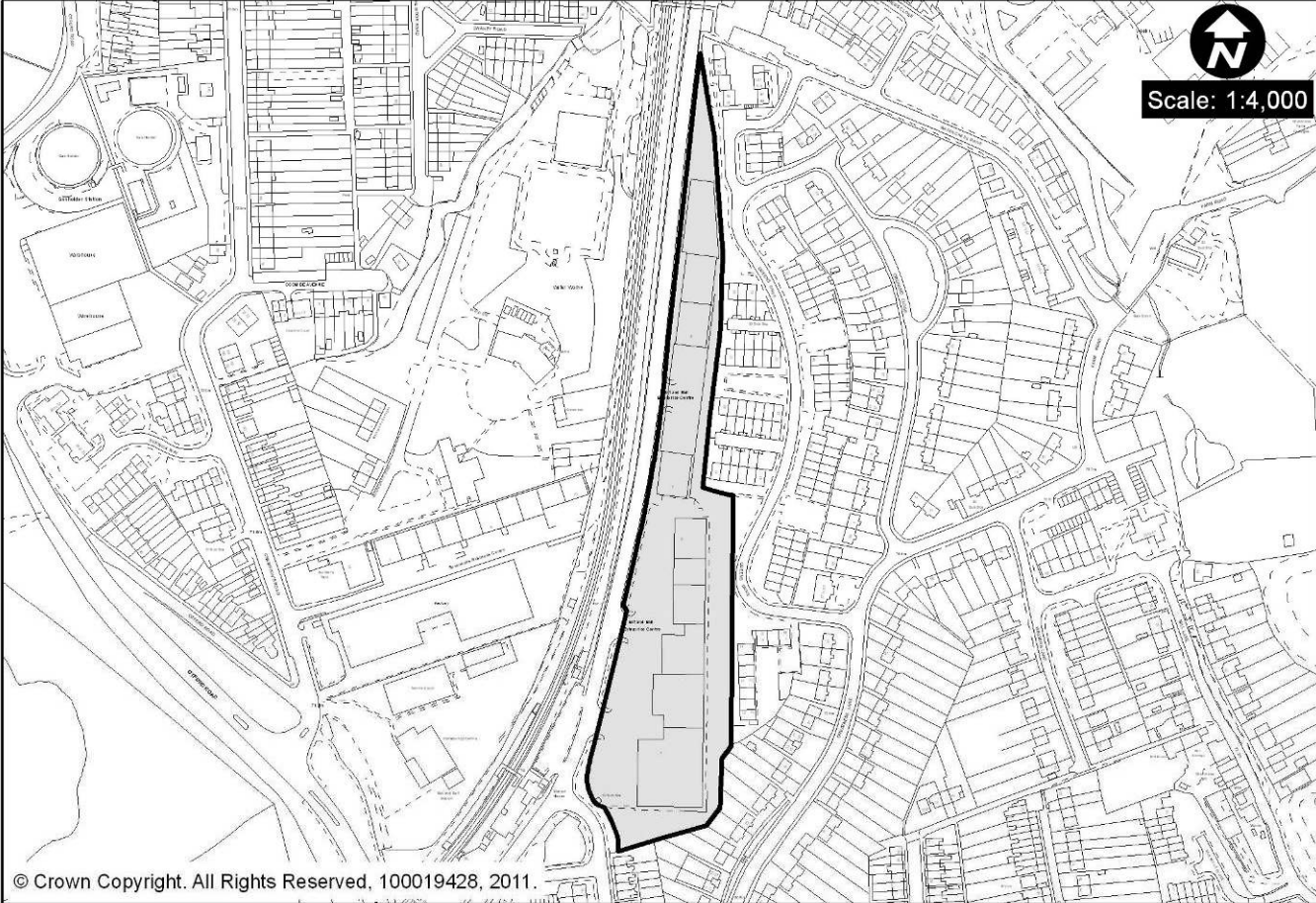
REF:	SETTLEMENT	SITE AREA (HA)	CURRENT USE
	<u>Sevenoaks Urban Area</u>		
EMP1(a)	Vestry Road, Sevenoaks	11.3	Office & Industry
EMP1(b)	Bat & Ball Enterprise Centre, Sevenoaks	1.8	Warehouse & Industry
EMP1(c)	British Telecom, Sevenoaks	1.8	Offices
EMP1(d)	Erskine House, Sevenoaks	0.5	Offices
EMP1(e)	Hardy's Yard, Riverhead	1.3	Office & Industry
EMP1(f)	High Street, Sevenoaks	1.5	Offices
EMP1(g)	London Road, Sevenoaks	4.0	Offices & Residential
EMP1(h)	Morewood Close (Outside Housing Area), Sevenoaks	3.7	Offices, Warehousing & Industry
EMP1(i)	South Park , Sevenoaks	0.2	Offices & Medical Centre
EMP1(j)	Tubs Hill House, Tubs Hill Road, Sevenoaks	0.4	Office
	<u>Swanley</u>		
EMP1(k)	Wested Lane Industrial Estate, Swanley	8.2	Depot, Warehousing, Industry
EMP1(l)	Swanley Town Council Offices, Swanley	0.4	Offices, Banqueting
EMP1(m)	Swan Mill, Goldsel Road, Swanley	2.6	Industry
EMP1(n)	Horizon House, Swanley	0.3	Offices
EMP1(o)	Media House, Swanley	0.3	Offices
EMP1(p)	Moreton Industrial Estate, Swanley	1.8	Depot & Warehousing
EMP1(q)	Park Road Industrial Estate, Swanley	1.3	Offices, Warehousing & Industry
EMP1(r)	Southern Cross Ind. Estate, Swanley	1.9	Depot & Warehousing
EMP1(s)	Swanley Library & Information Centre, Swanley	0.7	Offices, library, fire station, BT exchange.
EMP1(t)	Teardrop Industrial Estate, Swanley	3.4	Offices, Warehousing, recycling Station & Highways Depot.
EMP1(u)	The Technology Centre, Swanley	1.9	Offices, Warehousing & Industry
EMP1(v)	Trading Estate to rear of Premier Inn, Swanley	0.6	Offices & Industry
	<u>Edenbridge</u>		
EMP1(w)	Station Road, Edenbridge	18.8	Offices, Warehousing & Industry
EMP1(x)	Edenbridge Trading Centre/ Warsop Trading Centre	1.6	Offices, Warehousing & Industry
	<u>Other Settlements</u>		
EMP1(y)	Westerham Trading Centre, Westerham	3.7	Offices & Warehousing
EMP1(z)	Blue Chalet Industrial Park, West Kingsdown	0.9	Industry, Offices and Vehicle repairs
EMP1(zz)	West Kingsdown Industrial Estate, West Kingsdown	0.5	Light industry
EMP1(zzz)	Horton Kirby Trading Estate, South Darenth	0.8	Office & Industry

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EMP1(a) Vestry Road, Sevenoaks (11.3ha)

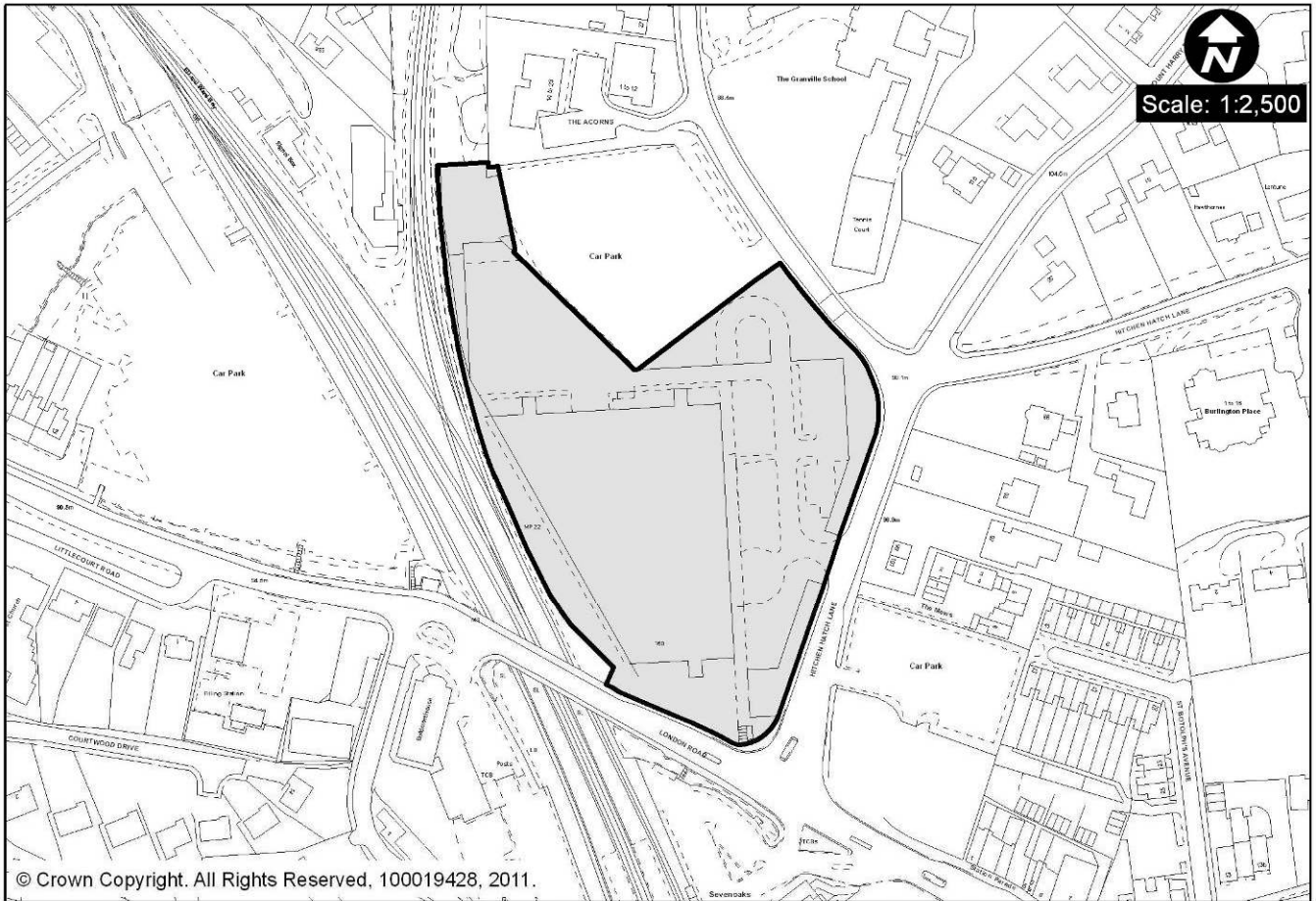


EMP1(b) - Bat & Ball Enterprise Centre, Sevenoaks (1.8ha)



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EMP1(c) British Telecom, London Road, Sevenoaks (1.8 ha)

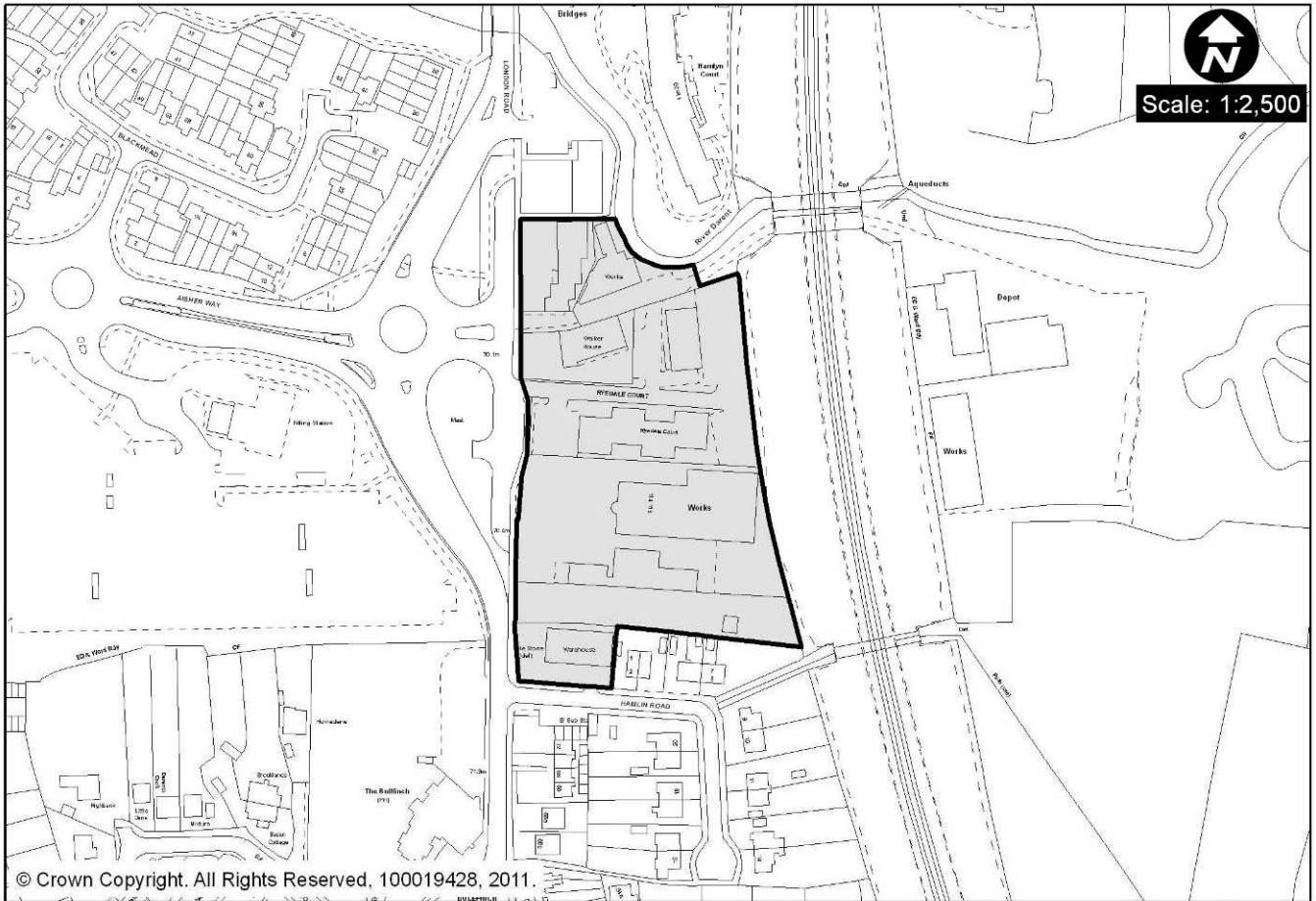


EMP1(d) Erskine House, Oak Hill Road, Sevenoaks (0.5ha)

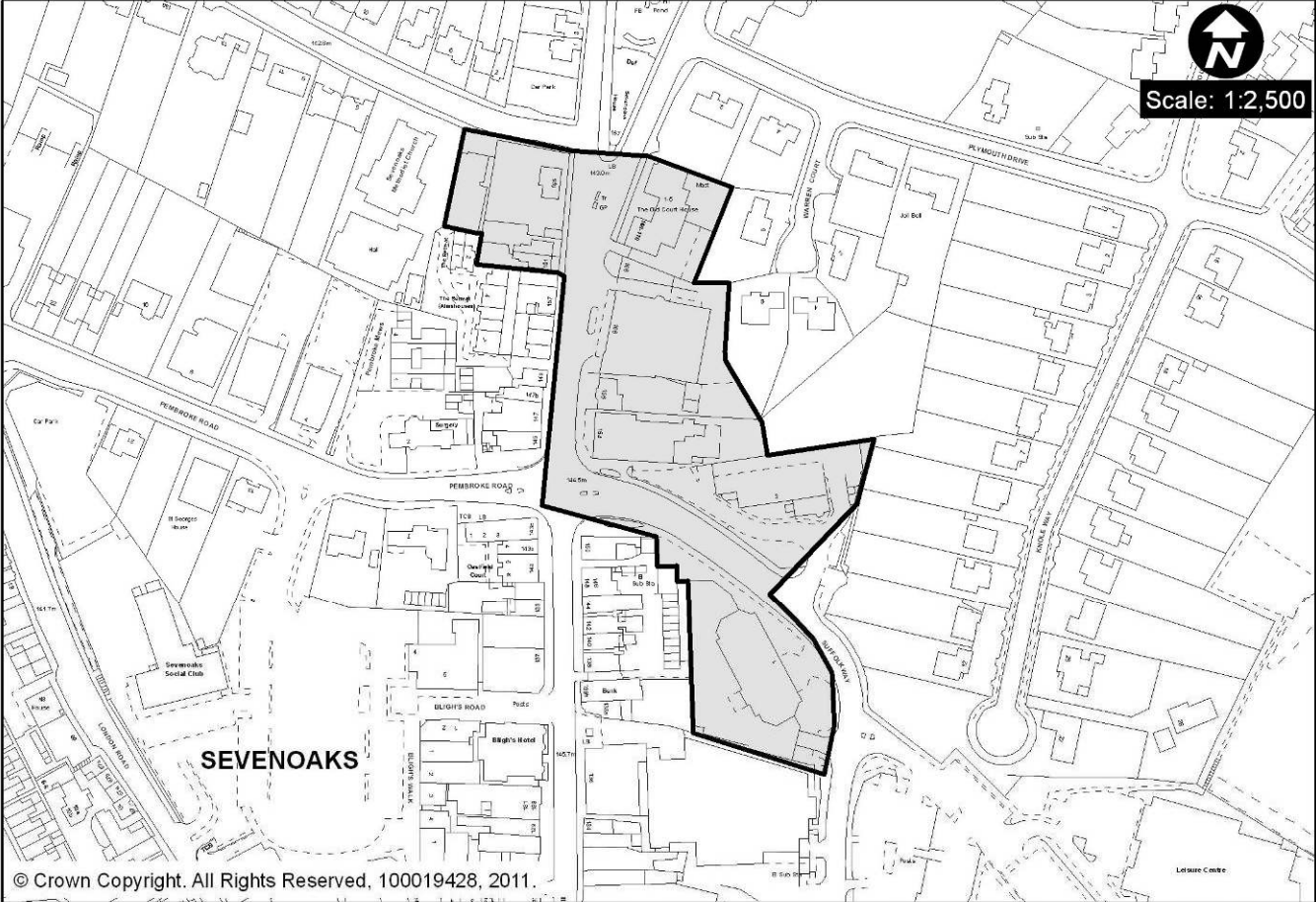


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EMP1(e) Hardy's Yard, Riverhead (1.3ha)

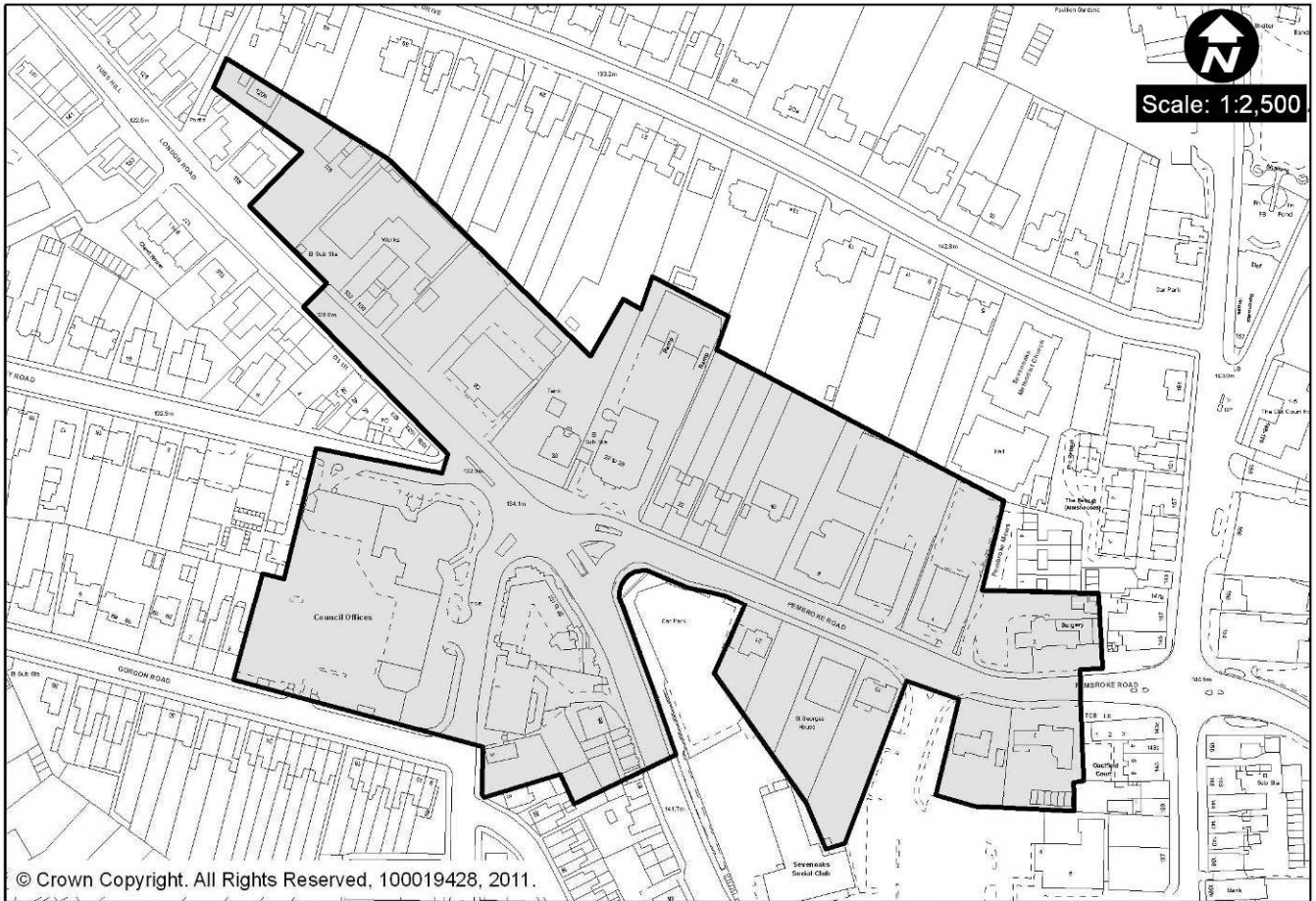


EMP1(f) High Street, Sevenoaks (1.5ha)



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EMP1(g) London Road, Sevenoaks (4.0ha)

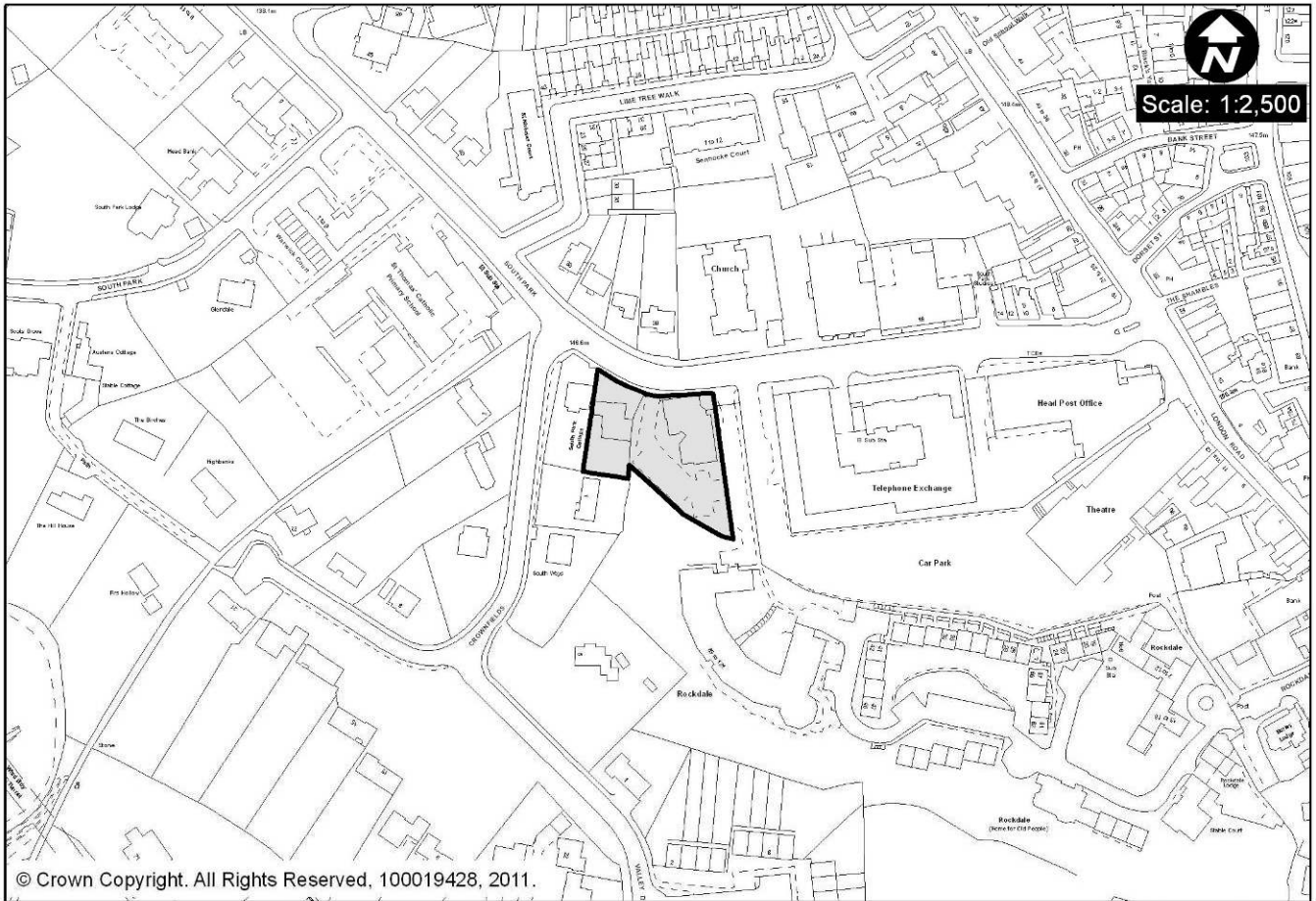


EMP1(h) Morewood Close (outside housing area), Sevenoaks (3.7ha)

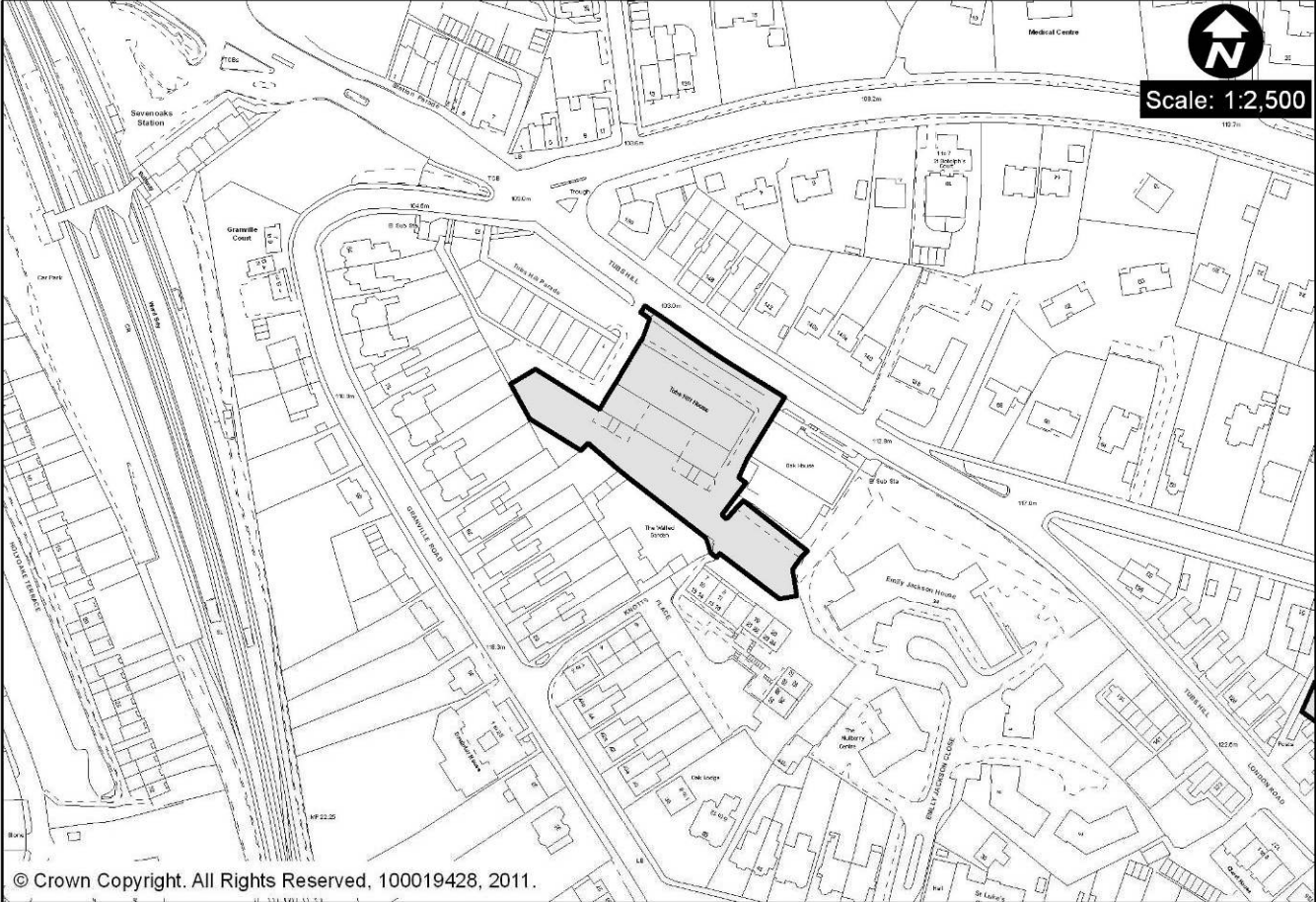


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EMP1(i) South Park, Sevenoaks (0.2ha)

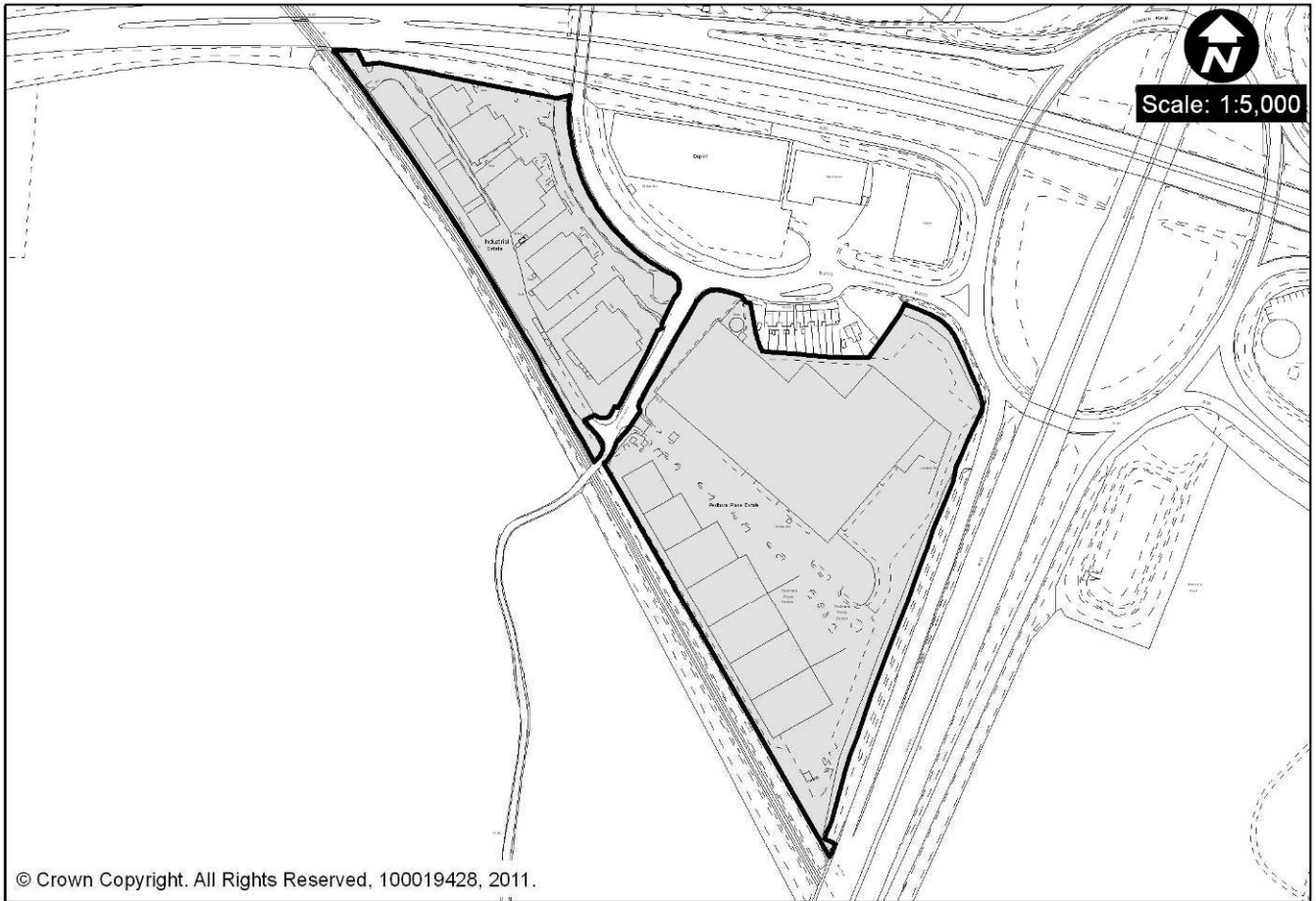


EMP1(j) Tubs Hill House, Tubs Hill, Sevenoaks (0.4ha)

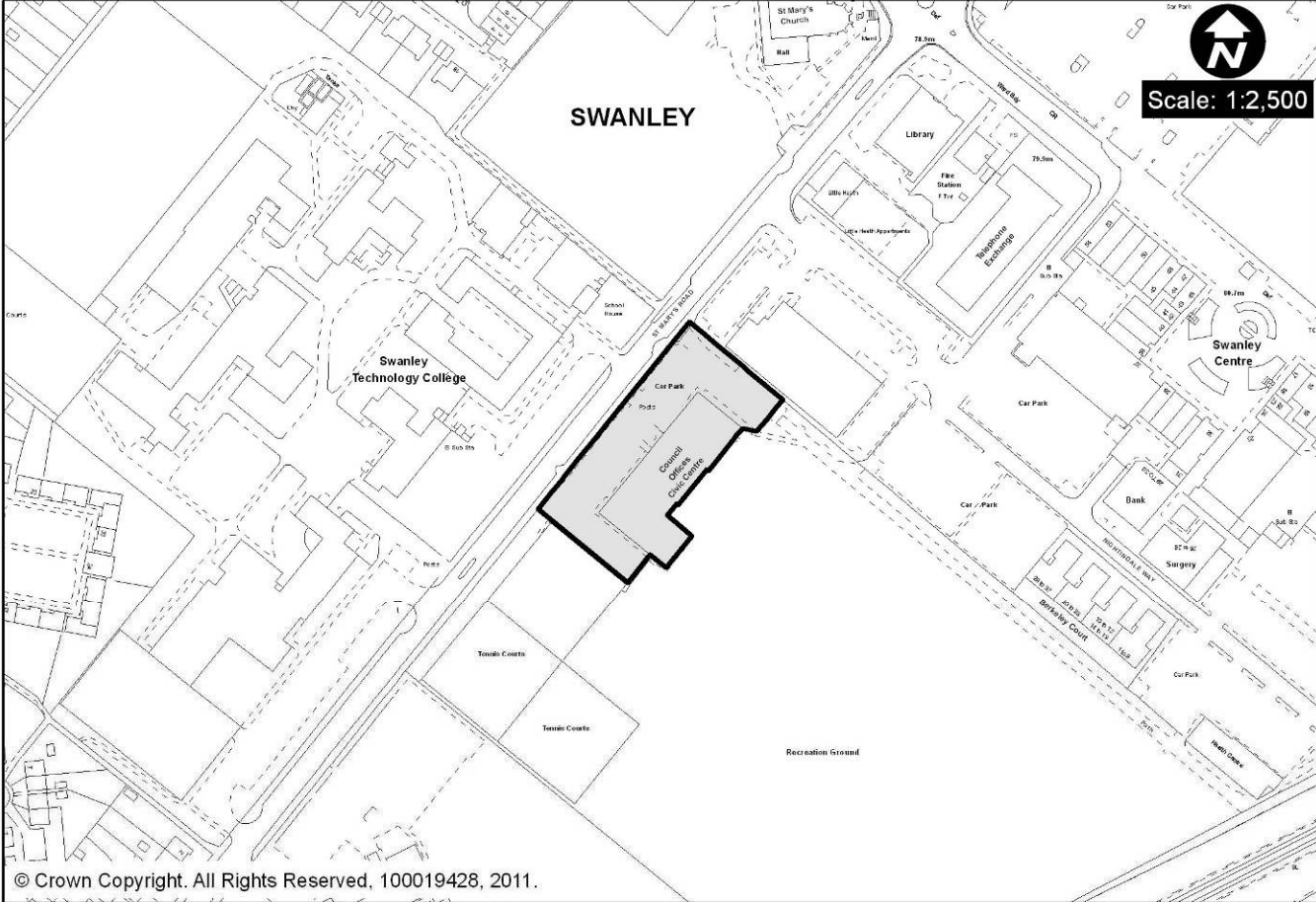


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EMP1(k) Wested Lane Industrial Estate, Swanley (8.2ha)

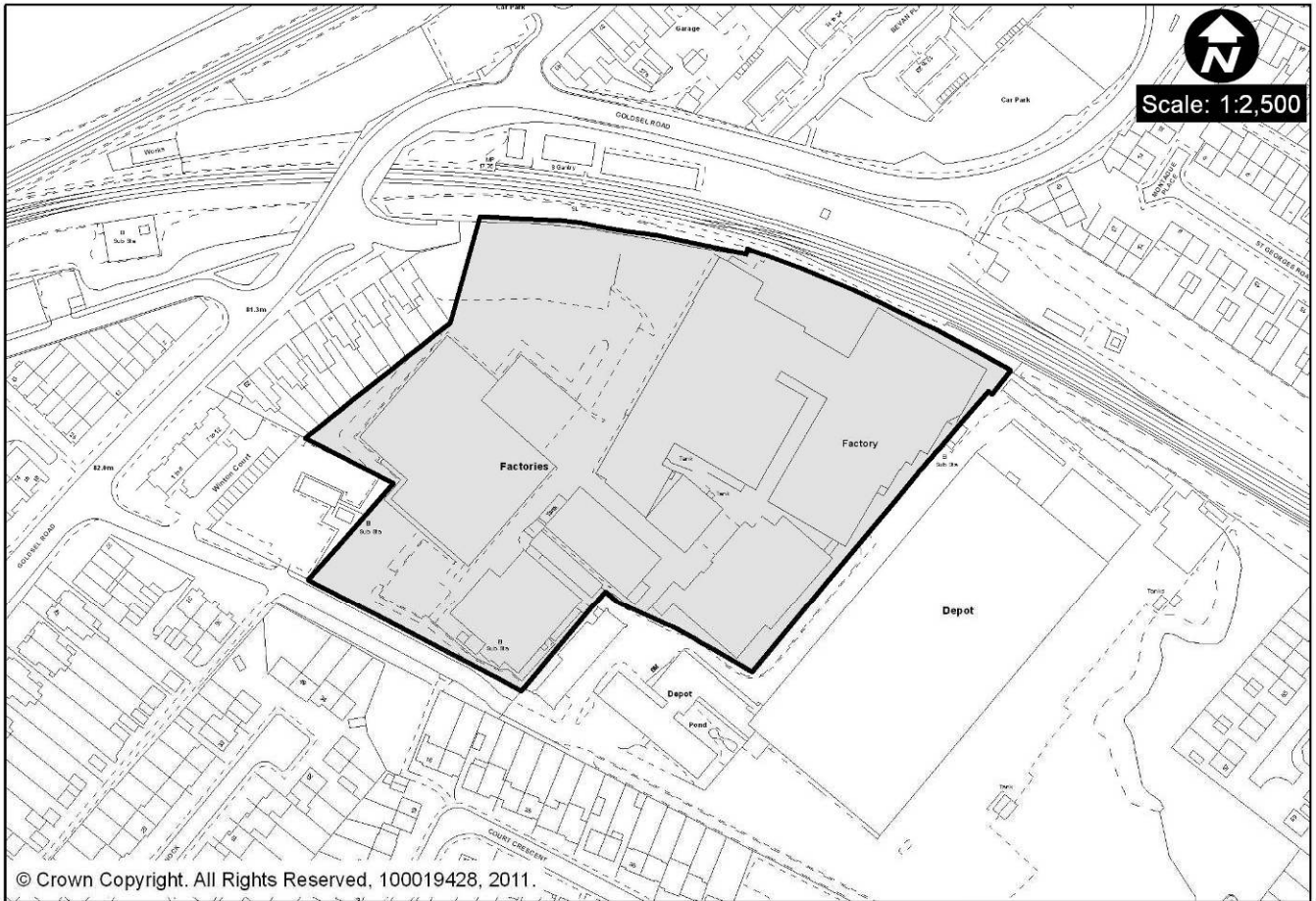


EMP1(I)Swanley Town Council Offices, Swanley (0.4ha)

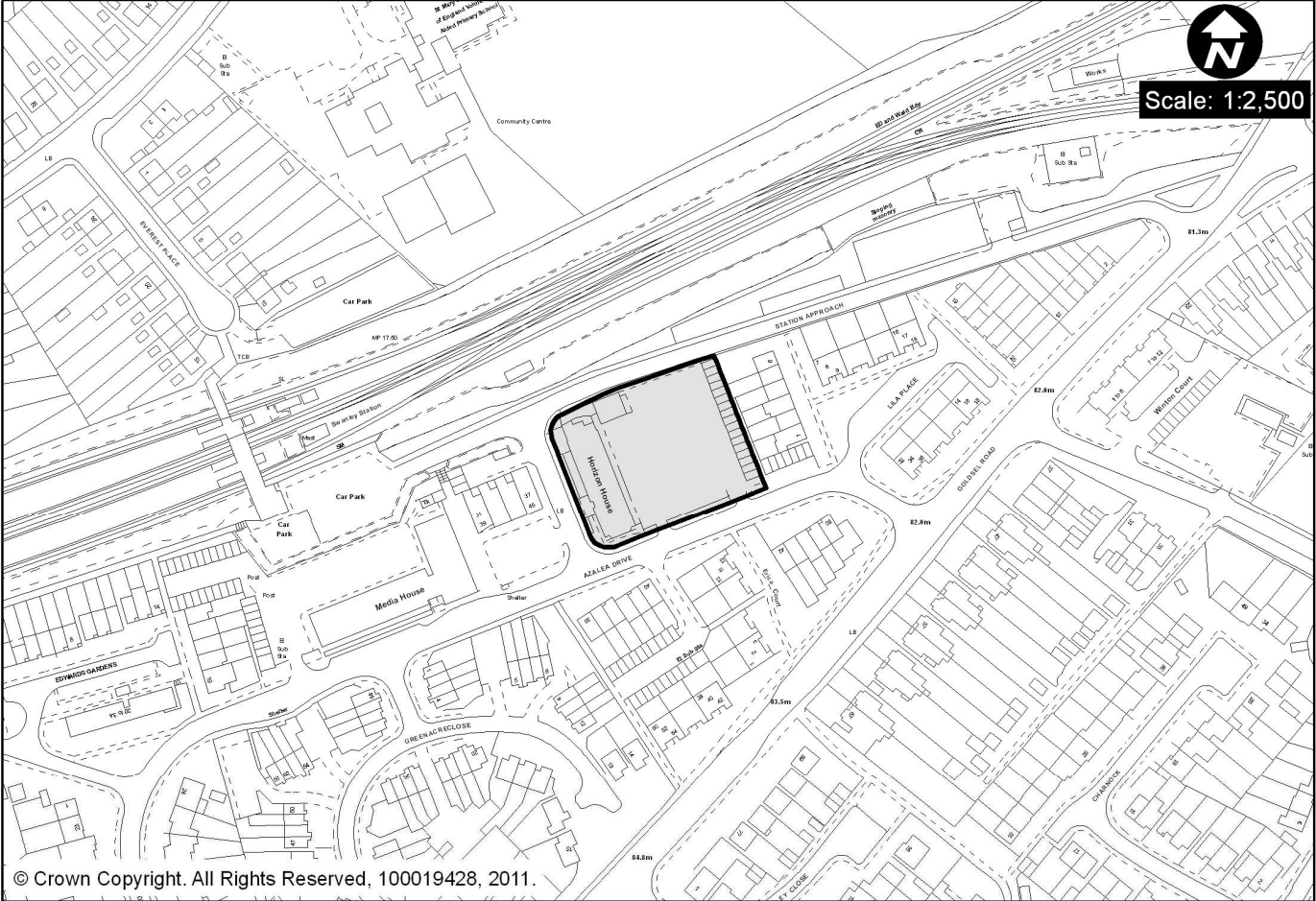


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EMP1(m) Swan Mill, Goldsel Road, Swanley (2.6ha)

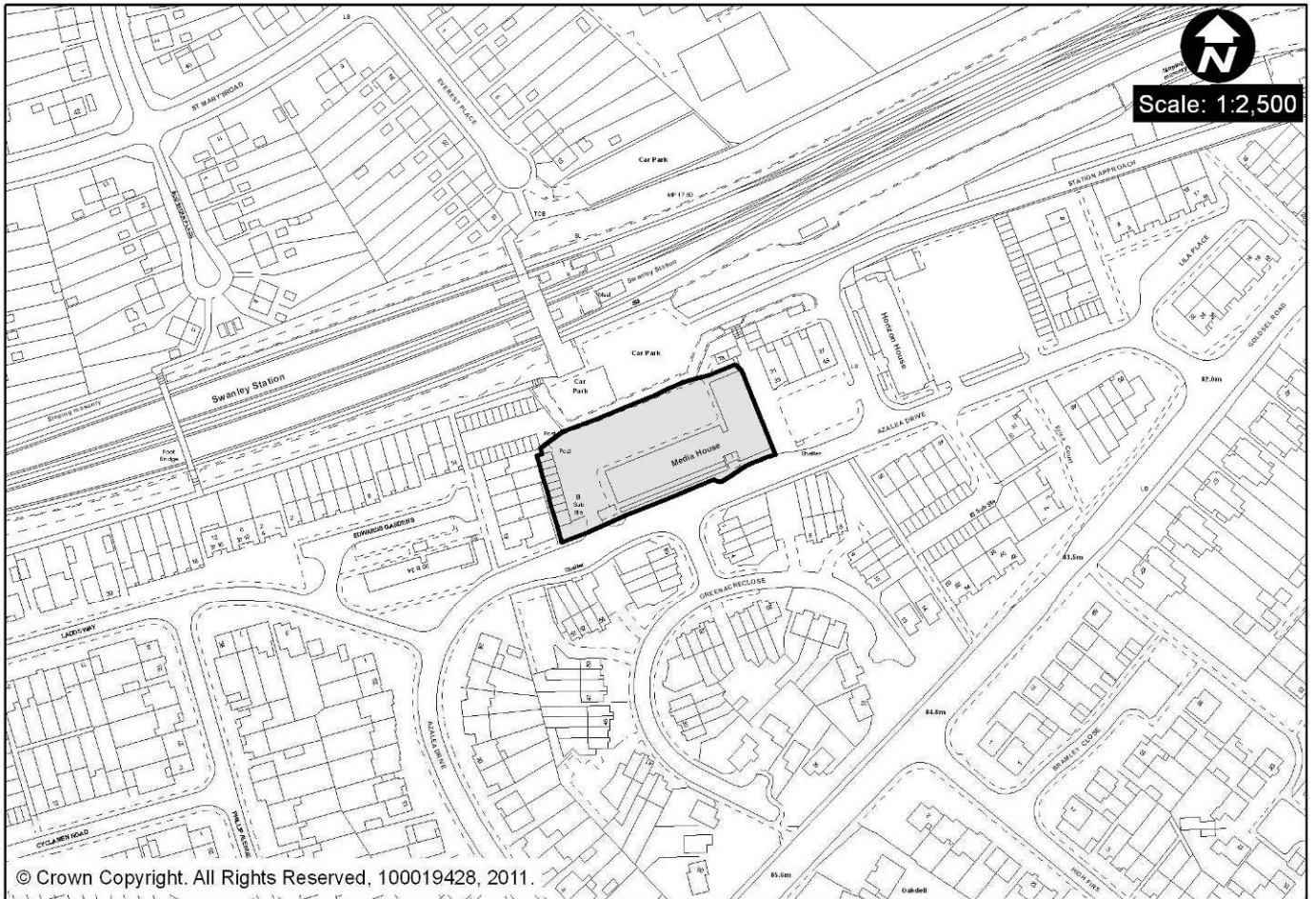


EMP1(n) Horizon House, Swanley (0.3ha)



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EMP1(o) Media House, Swanley (0.3ha)



EMP1 (p) Moreton Industrial Estate, Swanley (1.8ha)



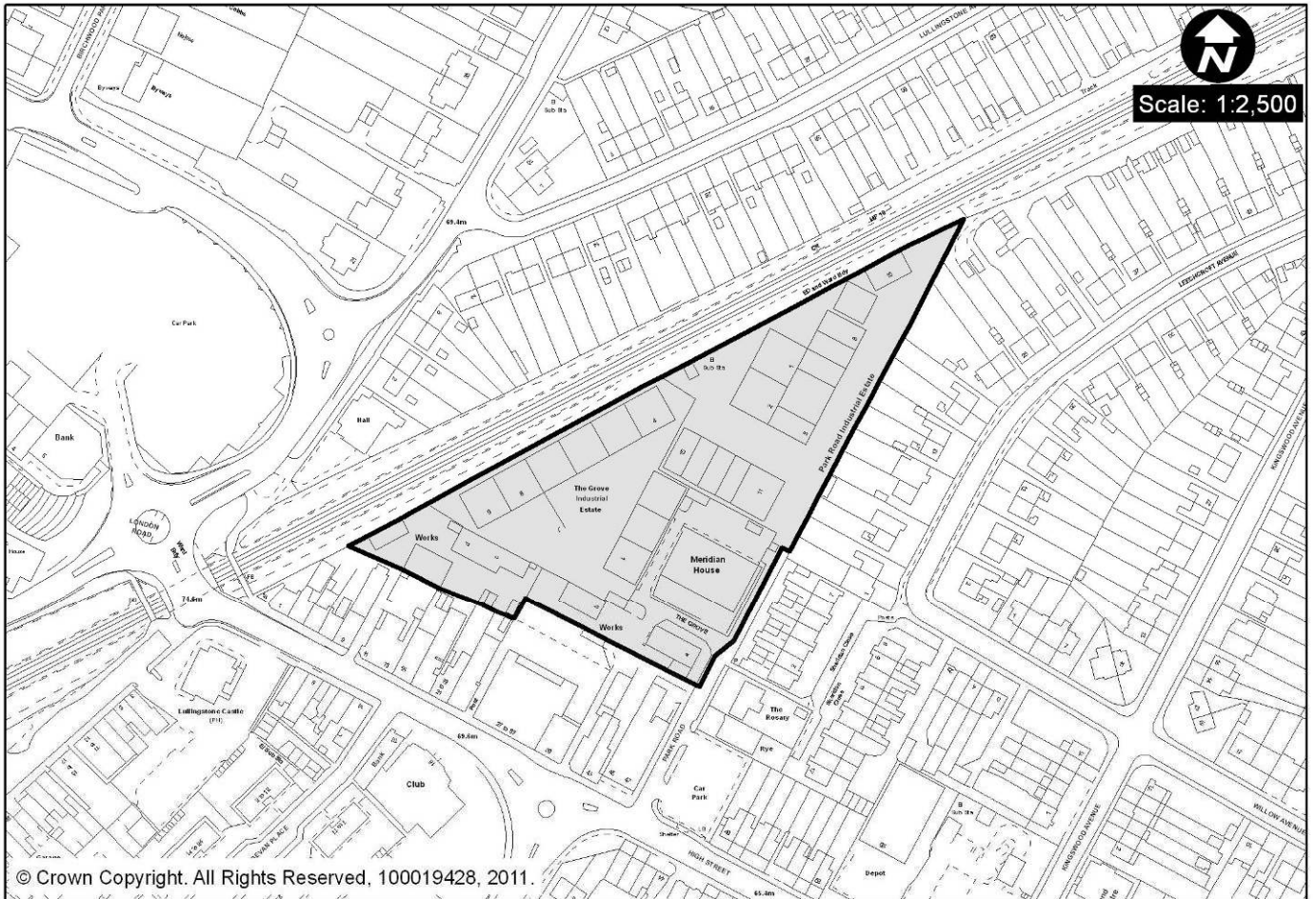
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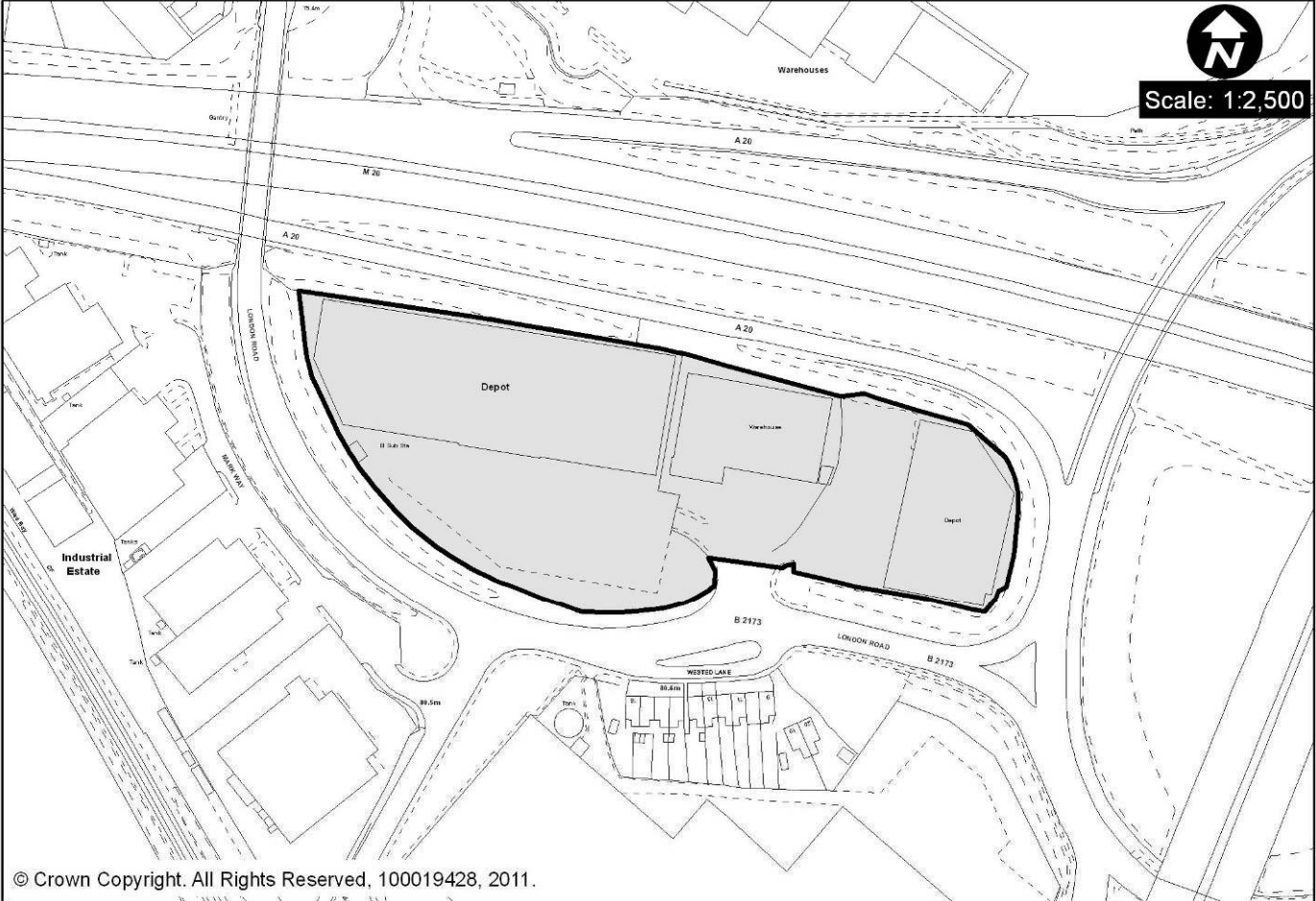
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EMP1(q) Park Road Industrial Estate, Swanley (1.3ha)

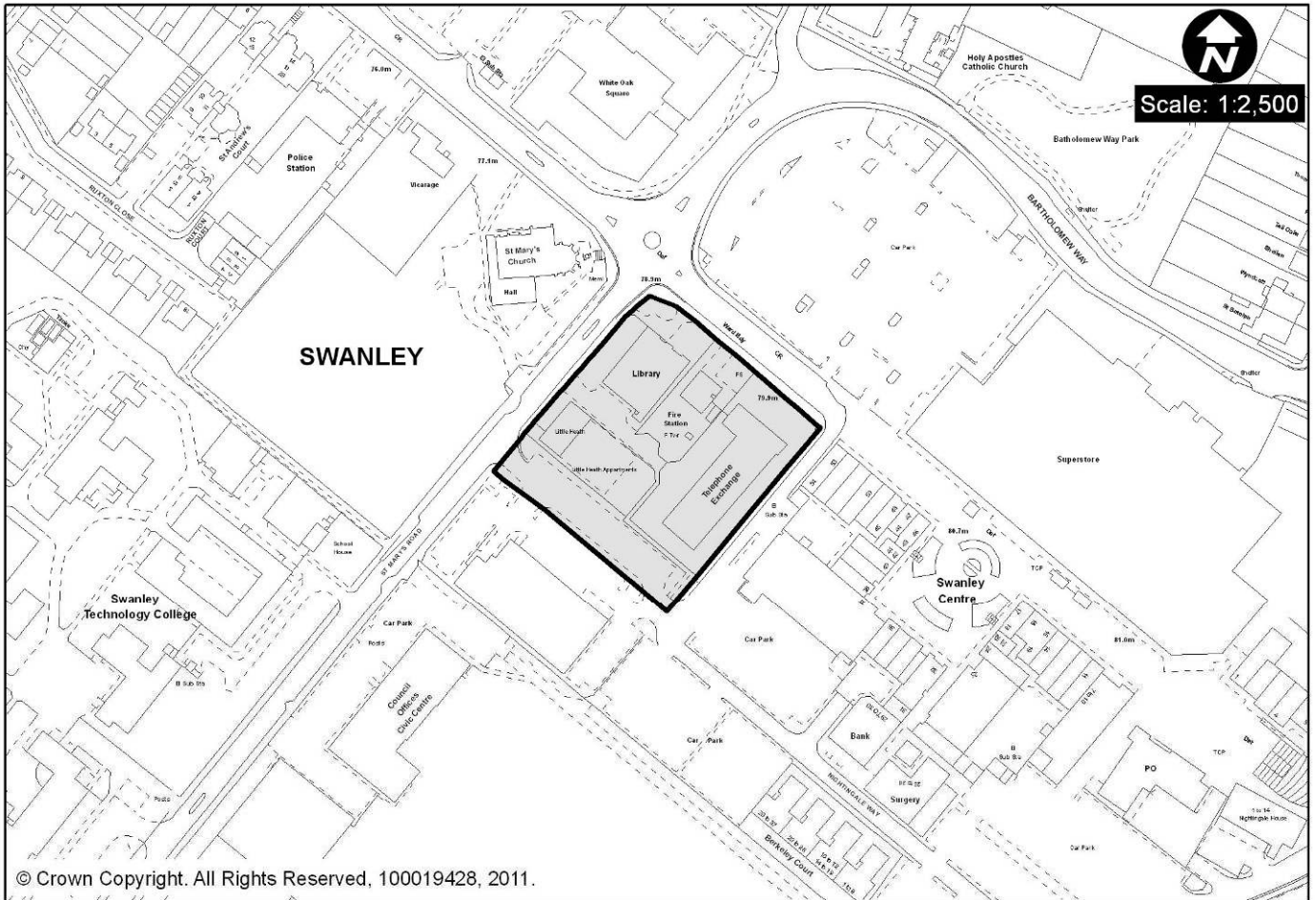


EMP1 (r) Southern Cross Industrial Estate, Swanley (1.9ha)

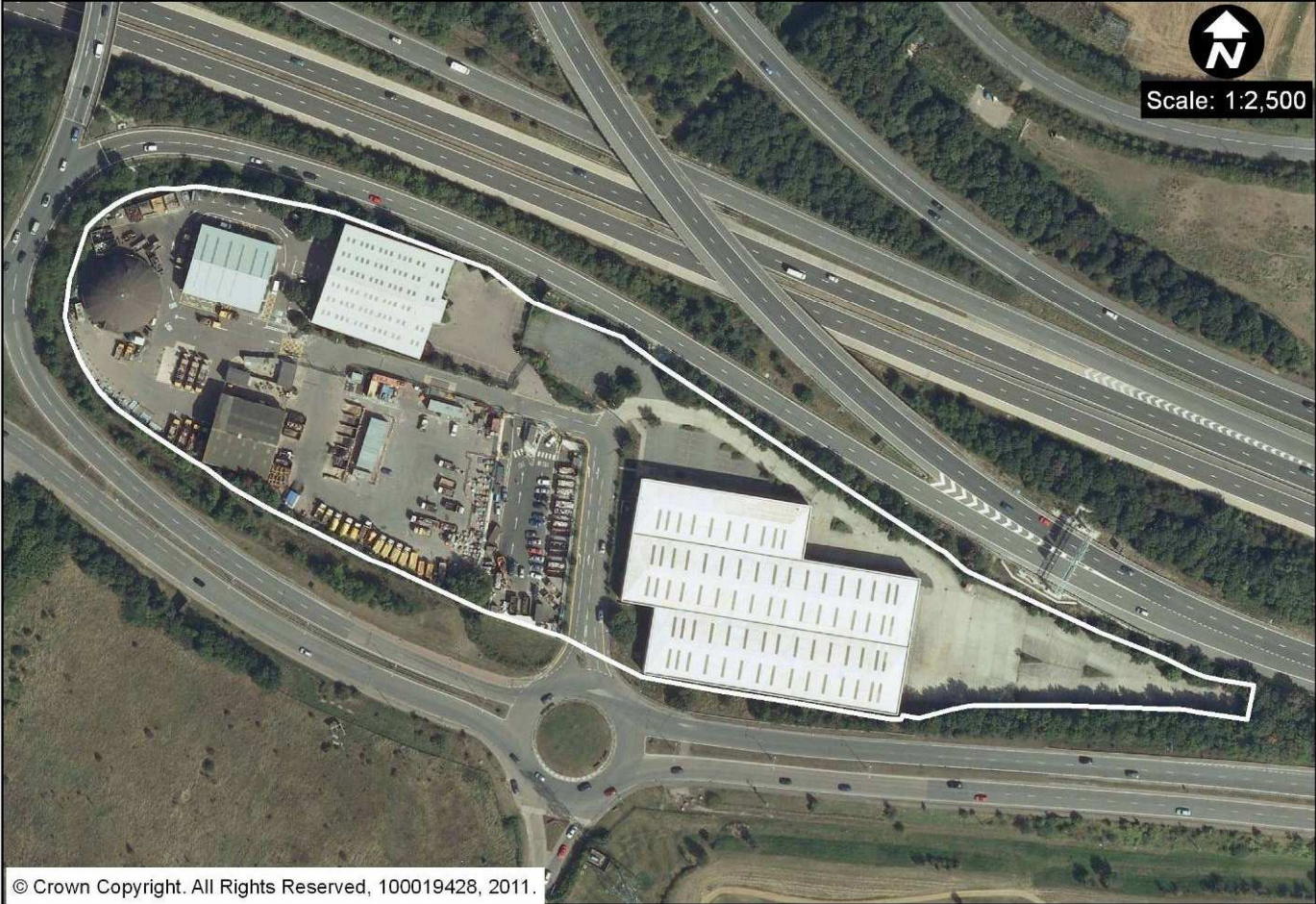
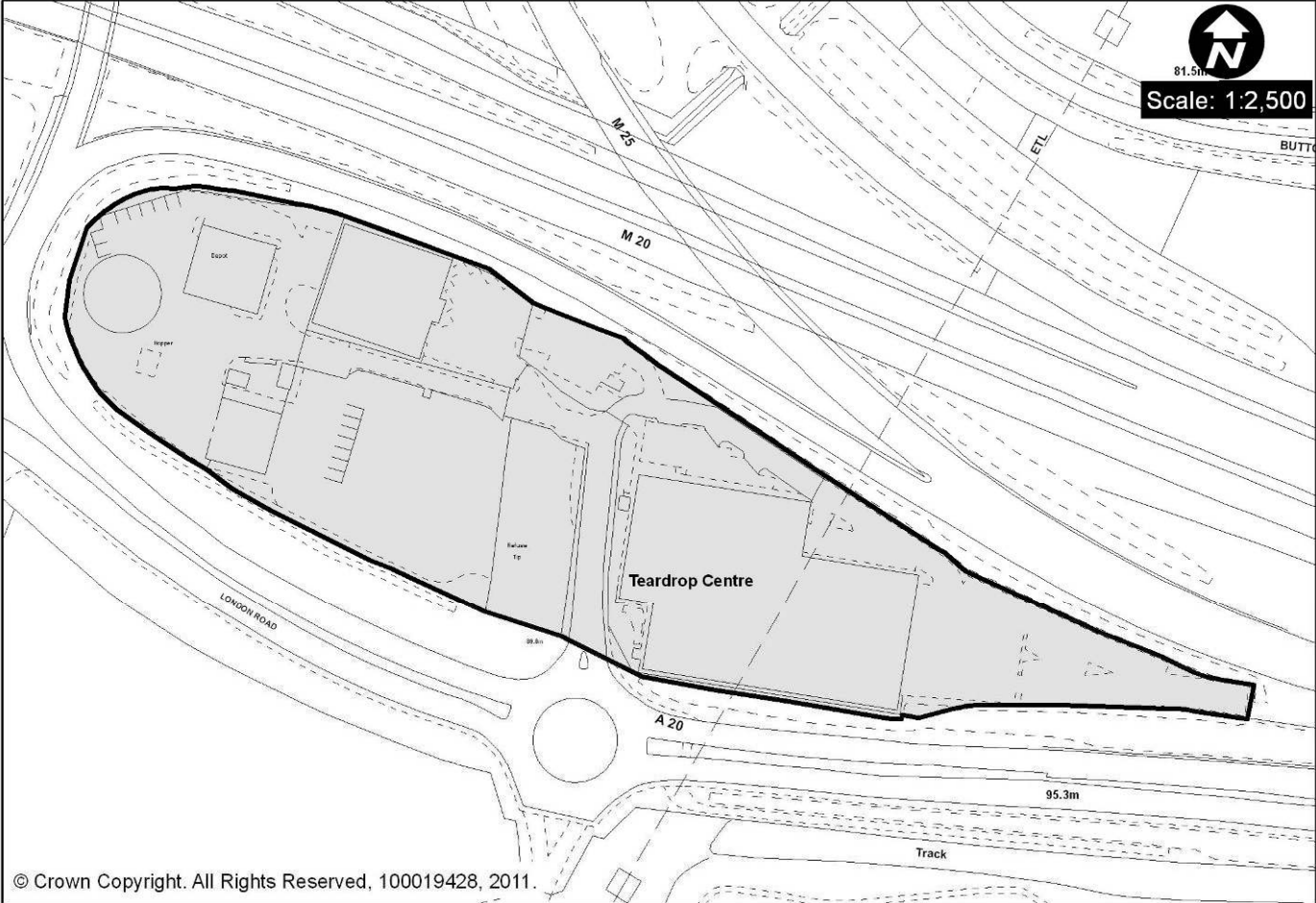


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EMP1 (s) Swanley Library and Information Centre, Swanley (0.7ha)

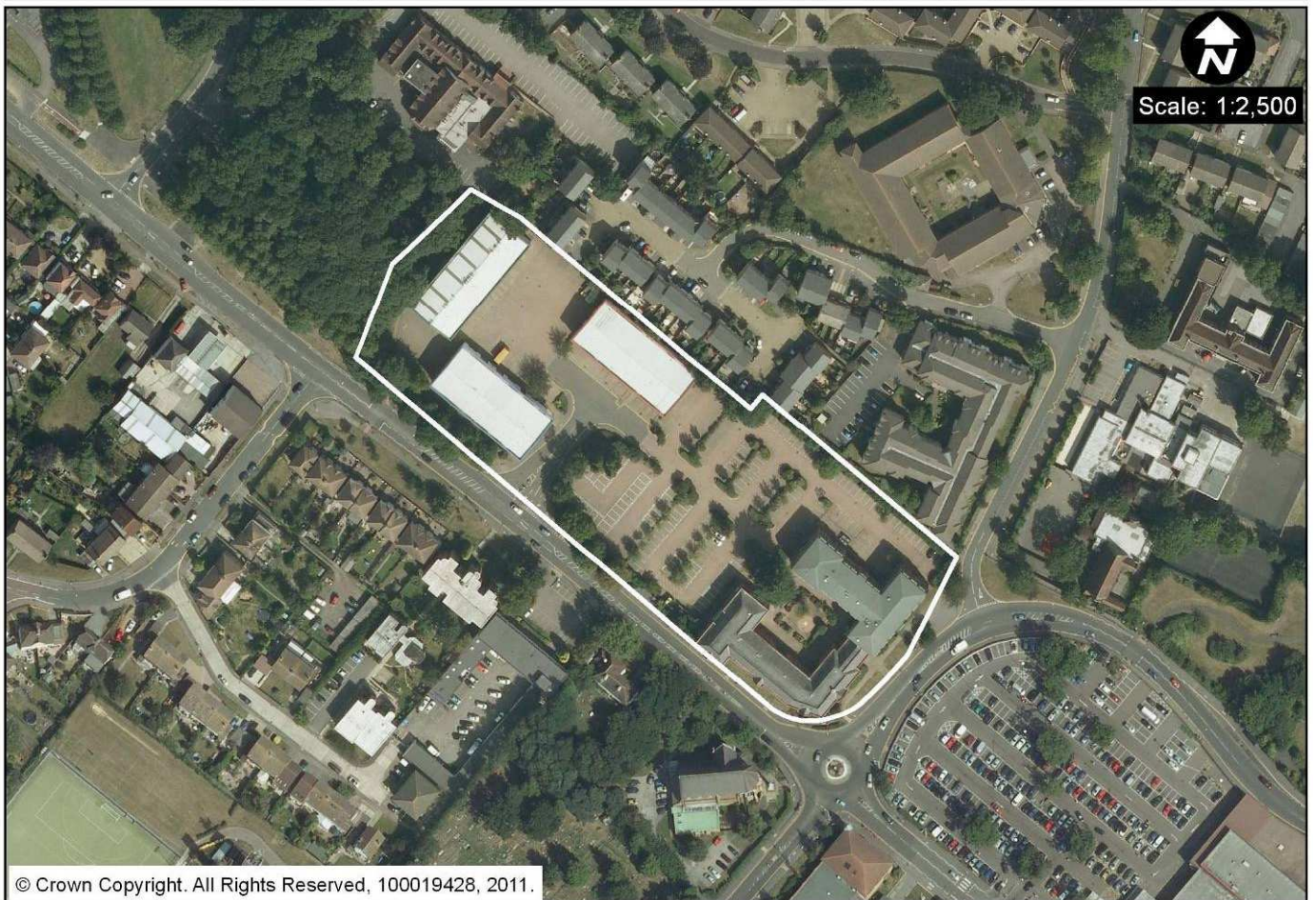
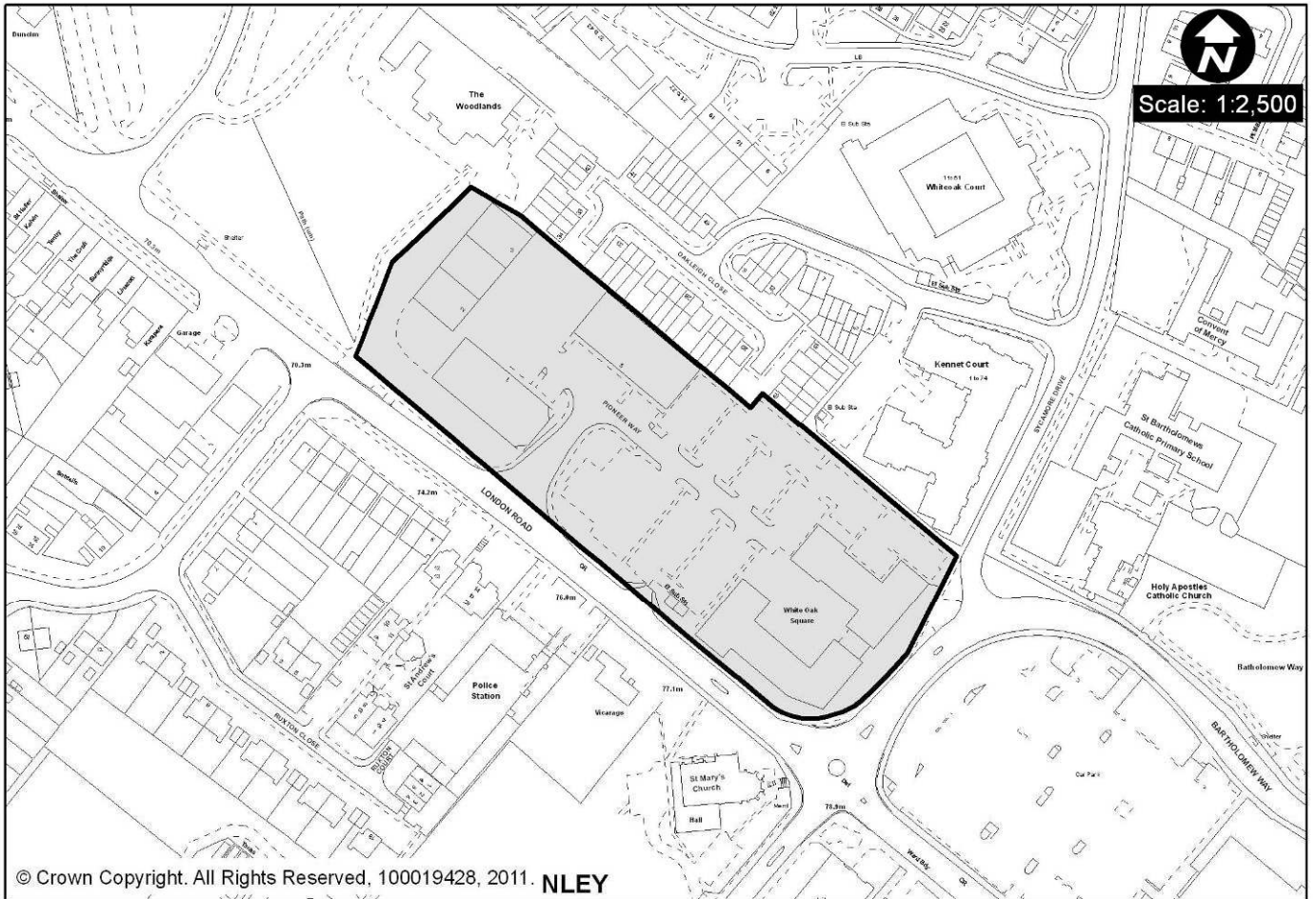


EMP1(t)Teardrop Industrial Estate, Swanley (3.4ha)

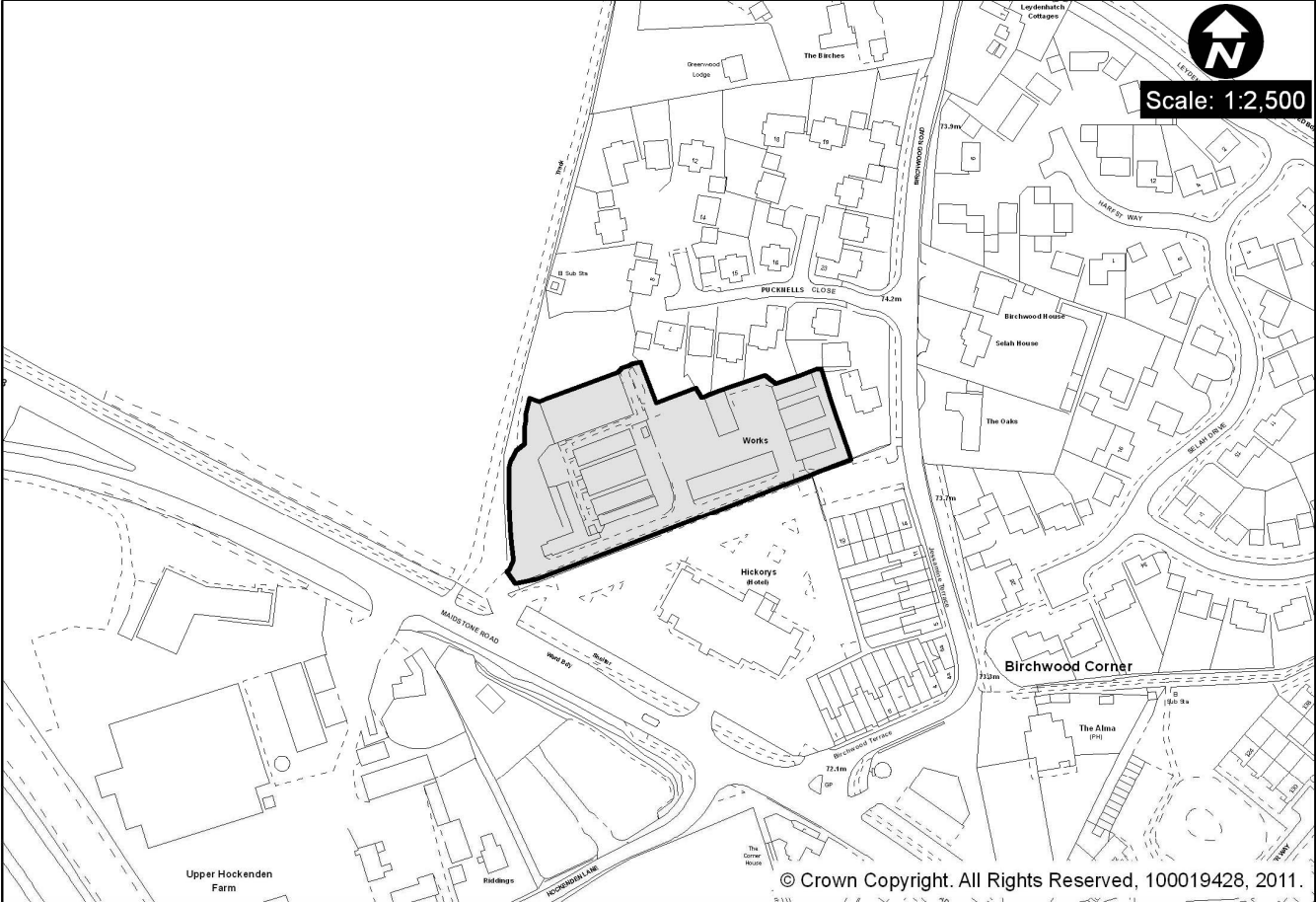


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EMP1(u)The Technology Centre, Swanley (1.9ha)



EMP1(v) Trading centre to rear of Premier Inn, Swanley (0.58ha)

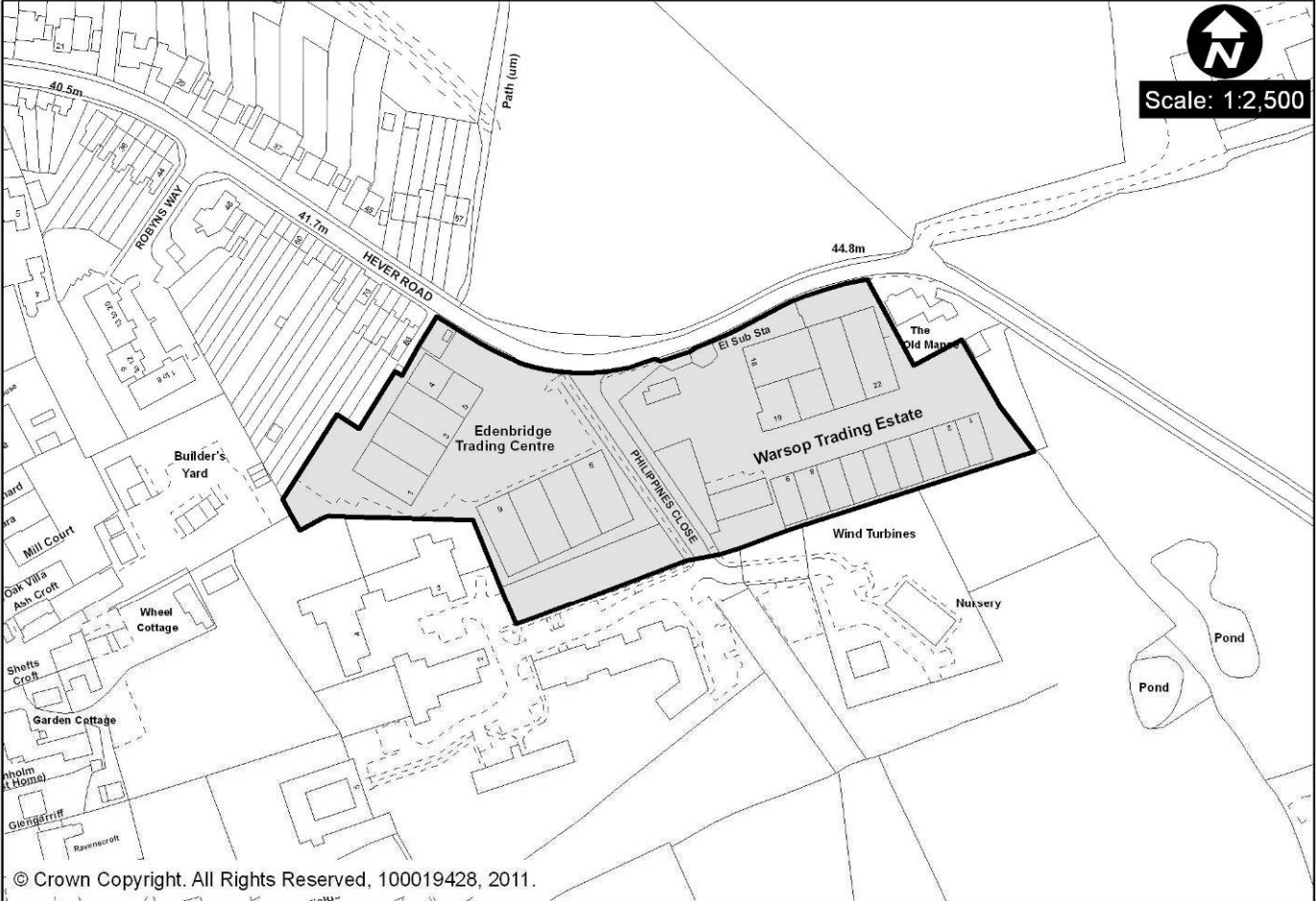


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EMP1 (w) Station Road, Edenbridge (18.8ha)

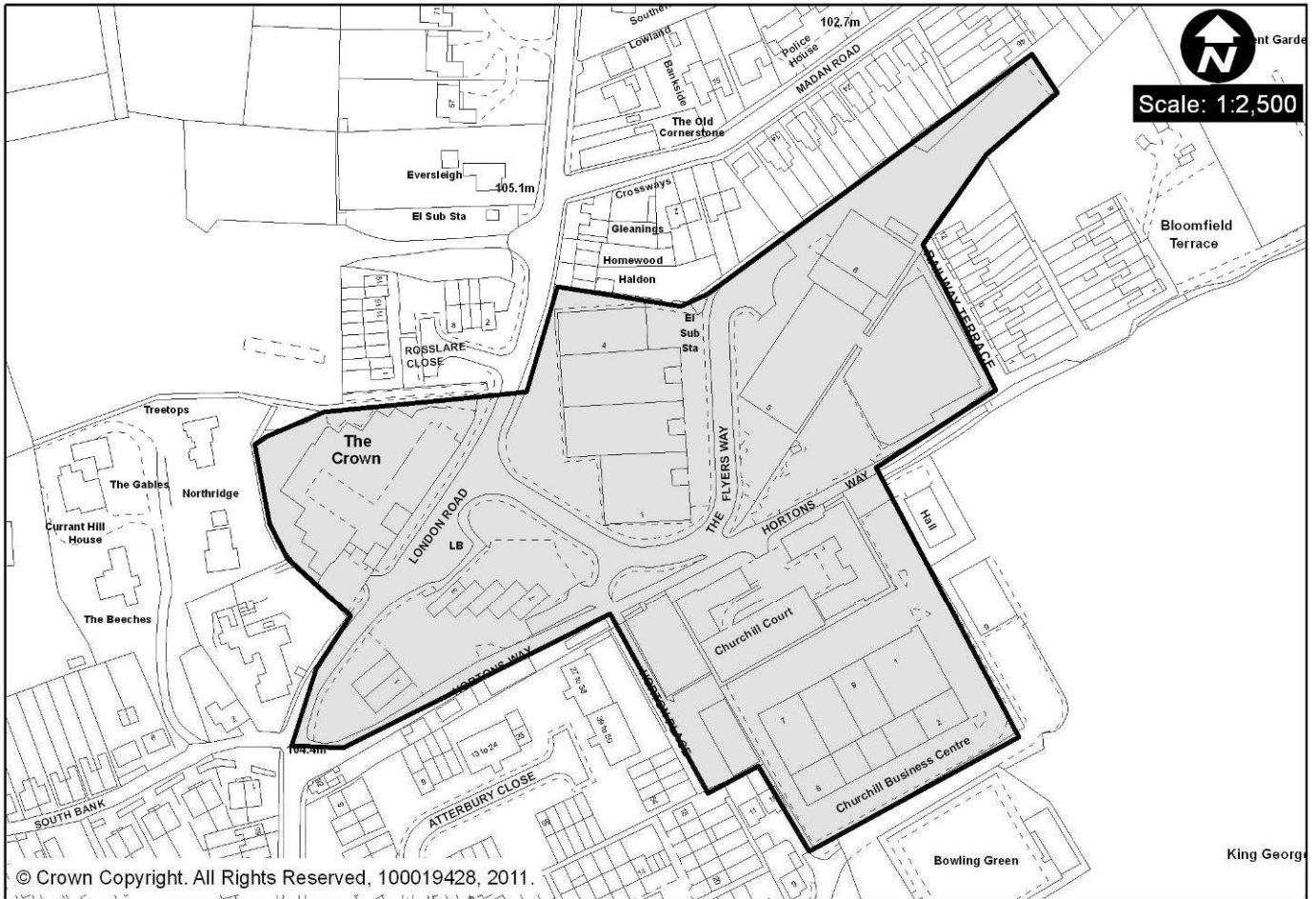


EMP1(x) Edenbridge Trading Centre/Warsop Trading Centre (1.6ha)

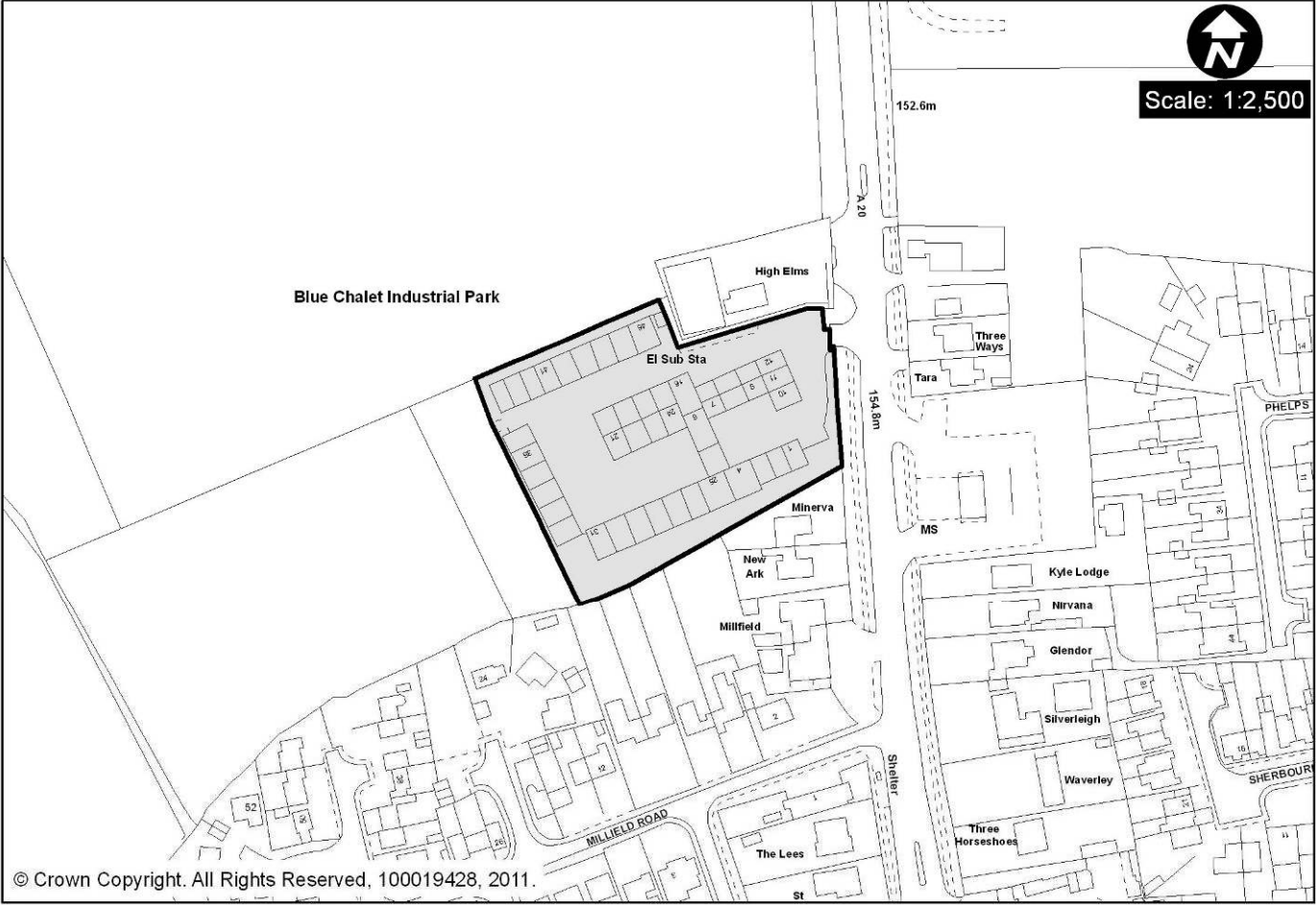


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EMP1(y) Westerham Trading Centre, Westerham (3.7ha)

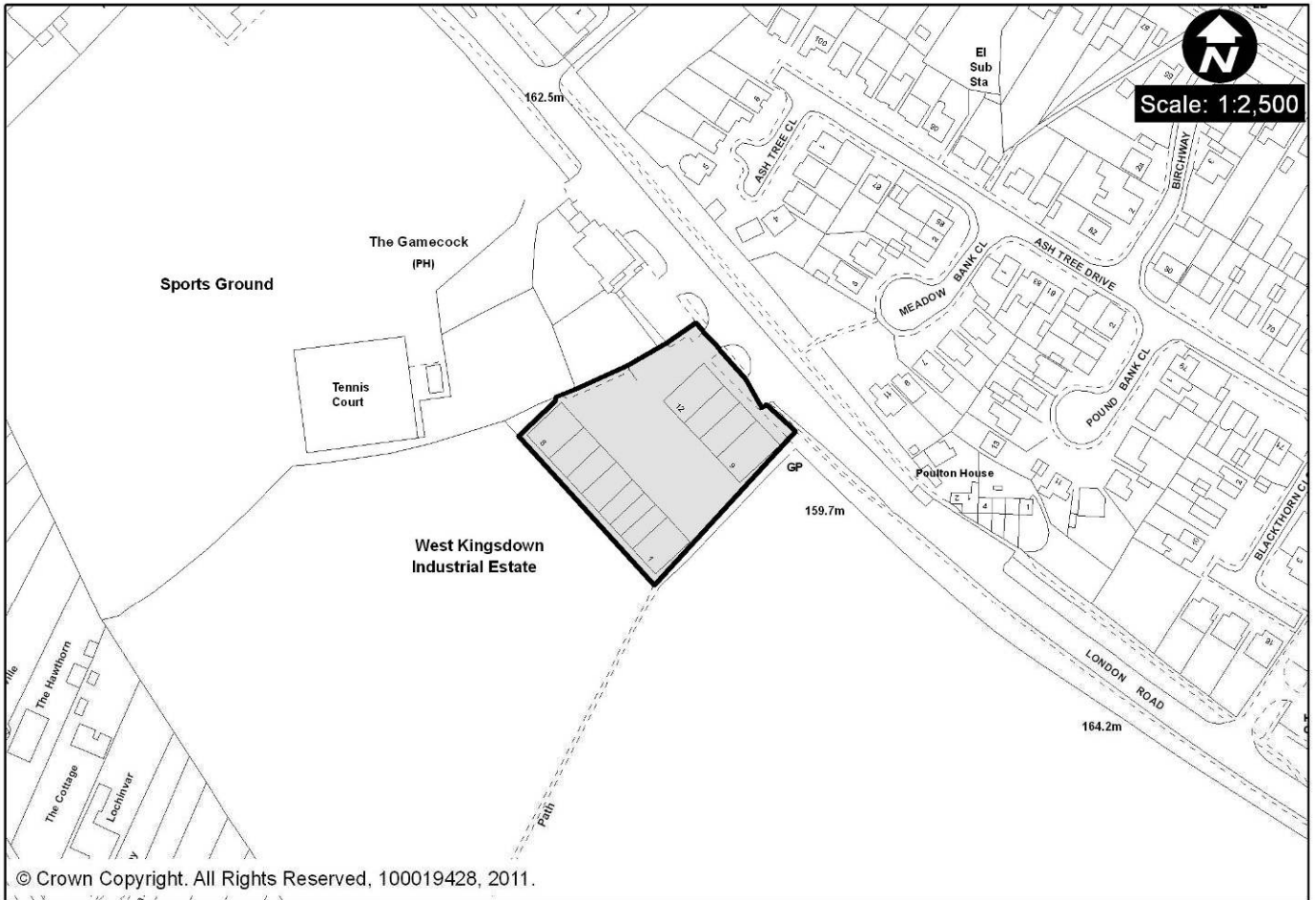


EMP1 (z)Blue Chalet Industrial Park, West Kingsdown (0.9ha)



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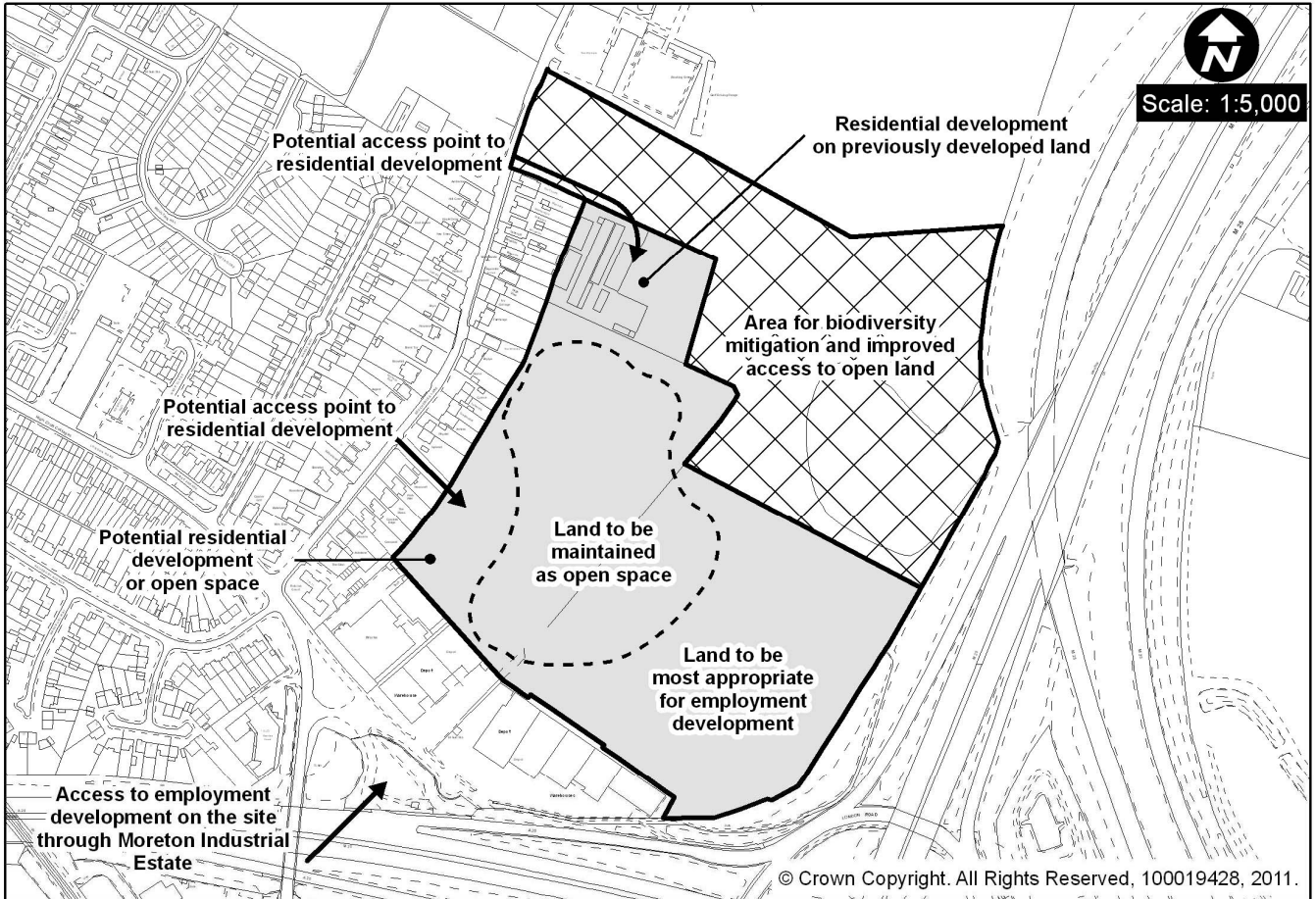
EMP1 (zz) West Kingsdown Industrial Estate, West Kingsdown (0.5ha)



EMP1 (zzz) Horton Kirby Trading Estate, South Darenth (0.8ha)



EMP3 - Land at Broom Hill, Swanley **SITE SUBJECT TO ONGOING STAKEHOLDER DISCUSSION**



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Site Address:	Land at Broom Hill, Swanley	Settlement:	Swanley
Ward:	Swanley Christchurch and Swanley Village	Proposed Allocation:	Mixed Use
Current use:	Green Field		
<p>Development Guidance:</p> <ul style="list-style-type: none"> 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); The existing employment site (Moreton Industrial Estate) is subject to a separate allocation; 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. <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"> 4.1ha of employment land At least 2ha of open space Approximately 30 dwellings. <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 L04 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		

Major Developed Employment Sites

POLICY EMP2 - MAJOR DEVELOPED EMPLOYMENT SITES IN THE GREEN BELT

The following sites identified in the Core Strategy are considered to be important employment generating sites, where proposals consistent with Green Belt policy will be supported:

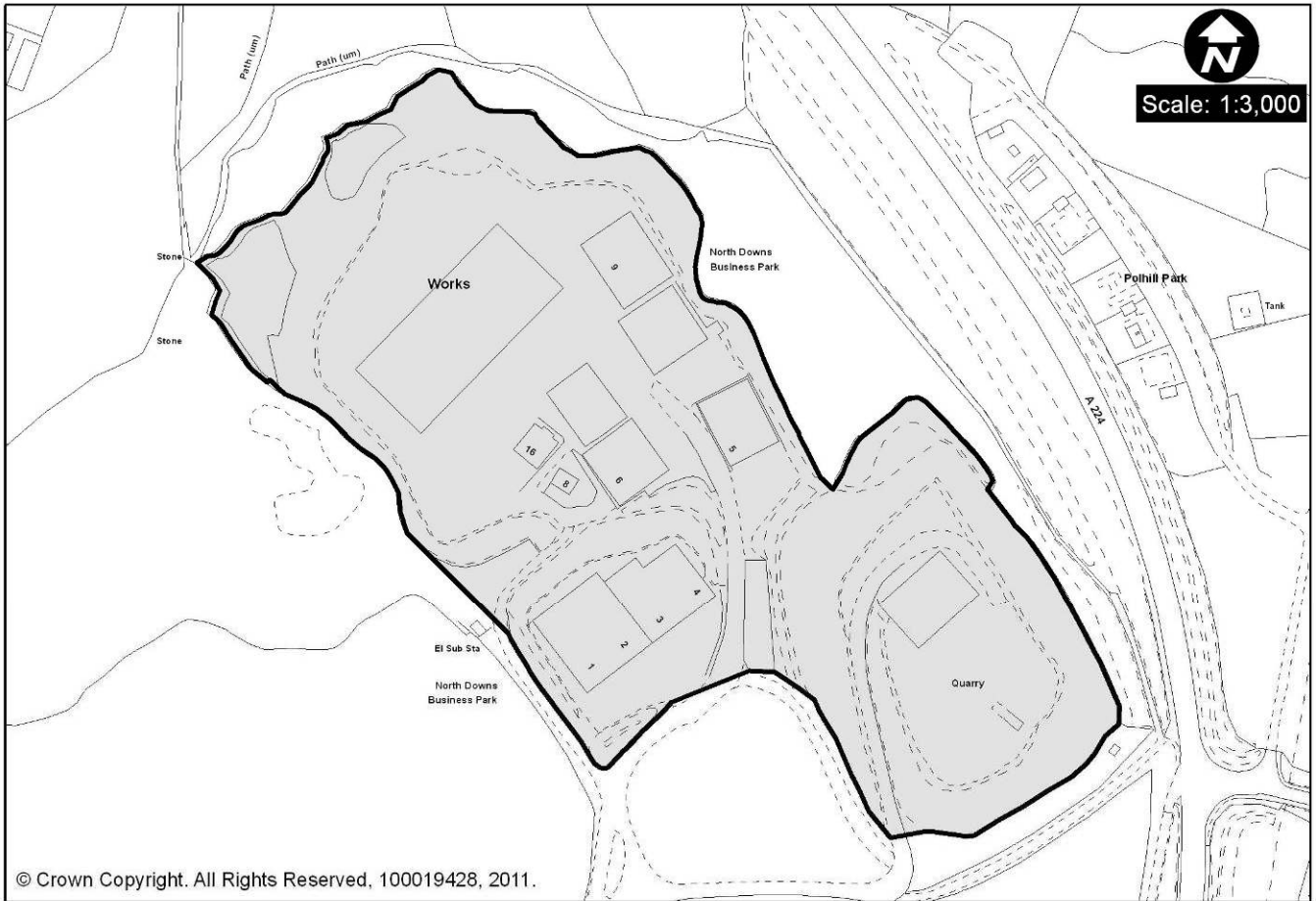
REF:	SETTLEMENT	SITE AREA (HA)	CURRENT USE
MDES 1	Fort Halstead	40.1	Defence Estates Land
MDES 2	North Downs Business Park	6.1	Offices, warehousing & general Industry
MDES 3	Chaucer Business Park, Kemsing	4.4	Offices, warehousing & general Industry
H2 (f)	Powder Mills (Former GSK Site), Leigh (see Mixed Use section)	3.29	Mixed Use - Offices, Warehousing & General Industrial (vacant)

Chaucer Business Park, Kemsing (4.4ha)

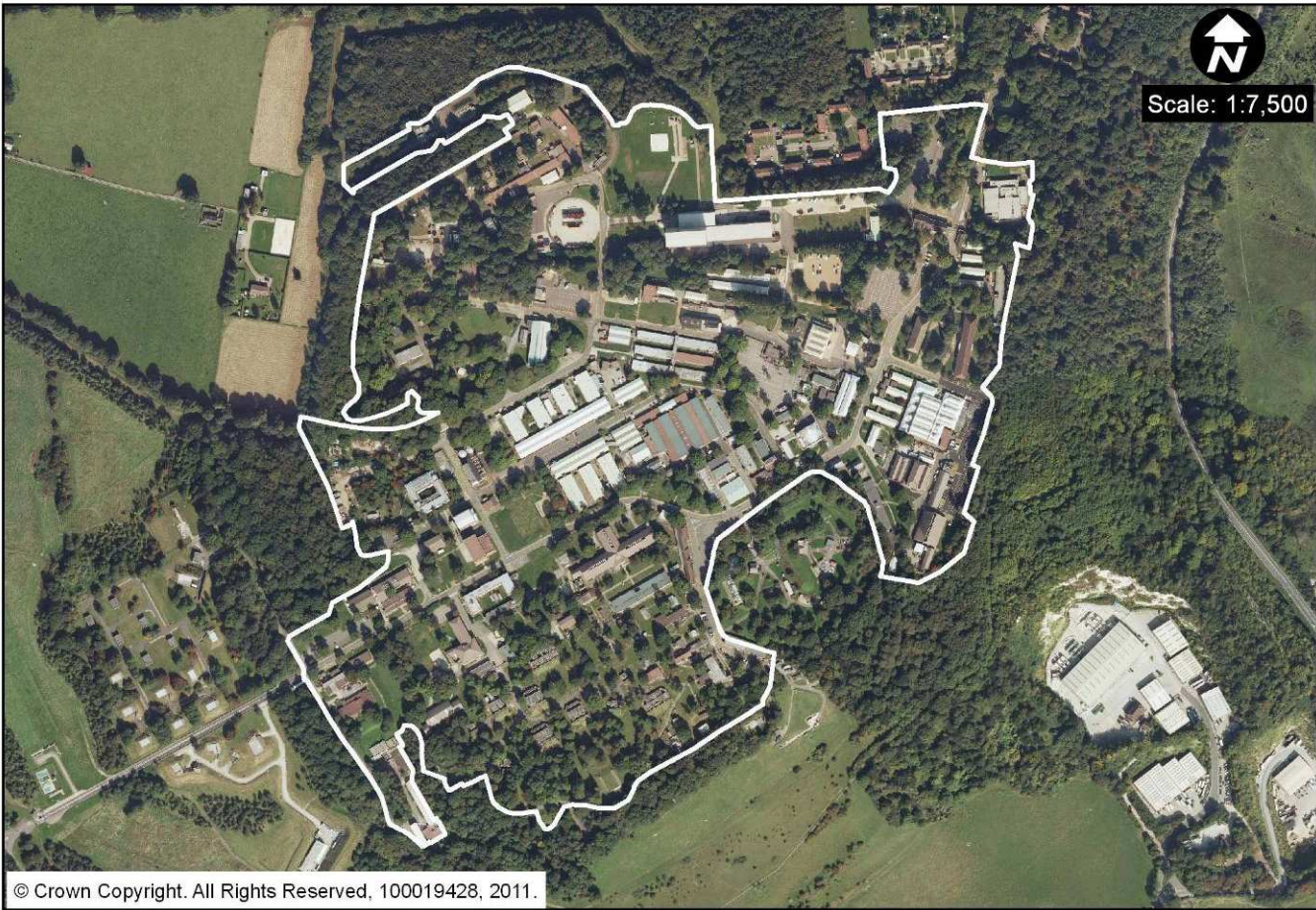
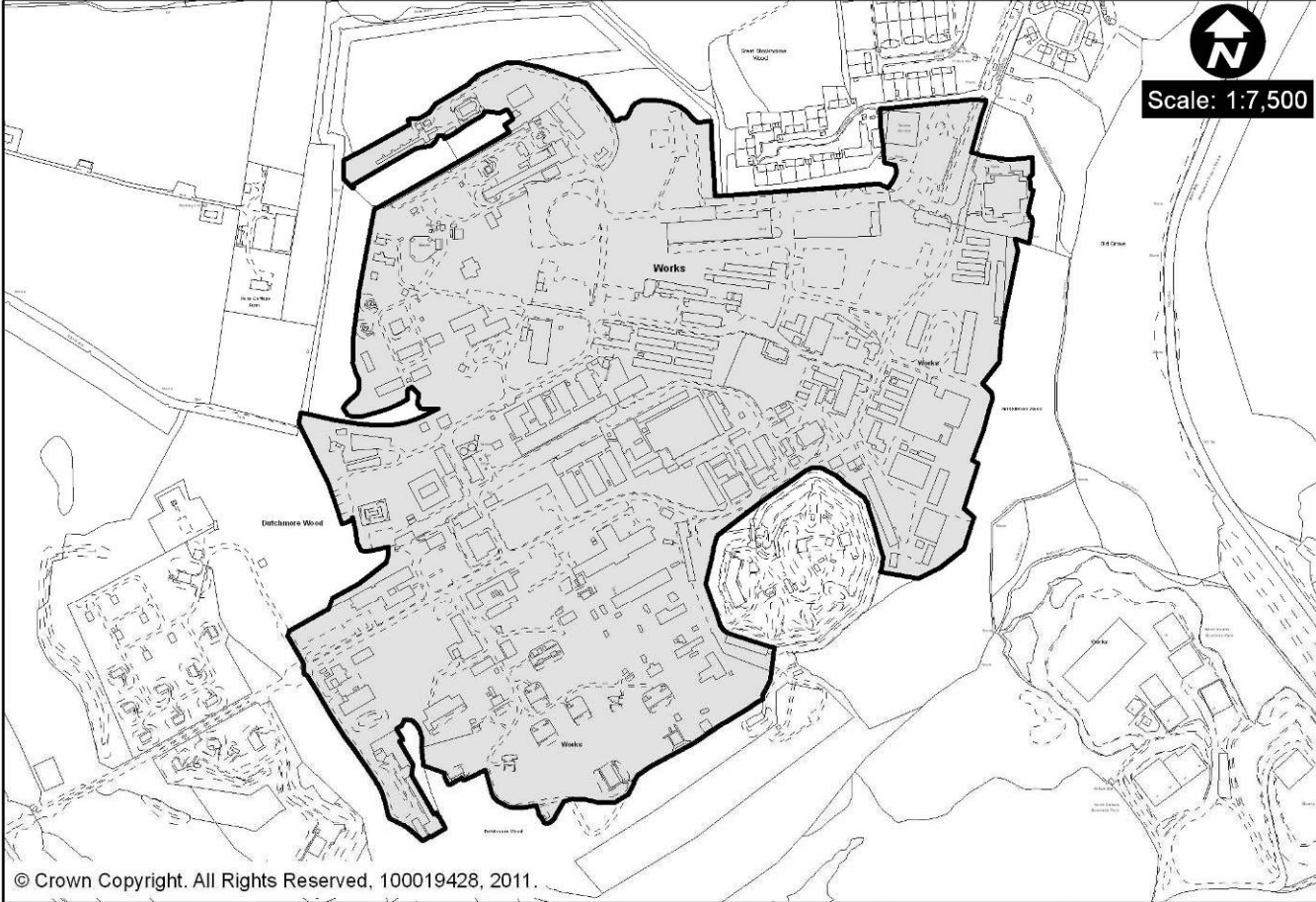


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North Downs Business Park, Dunton Green (6.1ha)



Fort Halstead, Halstead (40.1ha)



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Appendix 3 - Supplementary Site Allocation Consultation March-May 2012

Summary of Comments received

Site Name	No of Comments	Organisations
Bovis Manor House, New Ash Green	32	Ash-cum-Ridley Parish Council KCC Highways Kent County Council Moat Housing Group Kent Wildlife Trust Knights Croft Residents Society New Ash Green Village Association Limited Over Minnis Resident's Society Punch Croft Residents Society Friends of the New Ash Green Centre District Councillors - Ash and New Ash Green Ward Environment Agency Bovis Homes Ltd – site owner Local Residents
Currant Hill Allotments, Westerham	16	Cooper Estates Ltd Environment Agency KCC Kent Wildlife Trust Moat Housing Group Natural England Sport England Westerham Parish Council – site owner Local Residents
Station Approach, Edenbridge	20	Cooper Estates Ltd Edenbridge Town Council Environment Agency Southern Water KCC Kent Wildlife Trust Network Rail – site owner Moat Housing Group Local Residents
Leigh's Builders Yard, Edenbridge	10	Cooper Estates Ltd Edenbridge Town Council Environmental Agency KCC Kent Wildlife Trust Moat Housing Group Southern Water The Leigh Family – site owner Local Residents
GSK, Powder Mills, Leigh	19	Environment Agency Glaxo Smith Kline – site owner KCC Kent Wildlife Trust Southern Water Moat Housing Group Leigh Parish Council Tonbridge & Malling Borough Council Hildenborough Parish Council

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		Leigh Parish Council Hunter Seal, Leigh Residents' Association Local Residents
Warren Court Farm, Halstead	10	Environment Agency Halstead Parish Council KCC Highways KCC Kent Wildlife Trust Moat Housing Group Mr I Butler – site owner Mr C Luther – neighbouring site CPRE Natural England Local Residents
Broom Hill, Swanley	45	Environment Agency Highways Agency KCC Highways Moat Housing Group KCC Kent Wildlife Trust Pro Vision Planning & Design – site owner Natural England Swanley Town Council CPRE Local Residents
United House, Swanley	28	Environment Agency Highways Agency Kent Wildlife Trust Moat Housing Group KCC KCC Highways High Firs Primary School Swan Paper Mills – neighbouring site United House – site owner Swanley Town Council Local Residents
Land rear of Premier Inn, Swanley	6	KCC Highways KCC Kent Wildlife Trust Moat Housing Group Swanley Town Council Local Residents
West Kingsdown Industrial Estate	3	West Kingsdown Parish Council KCC Highways KCC

Summary of Comments received

Bovis Manor House, New Ash Green

Local Residents Comments

- Loss of privacy
- Additional noise and pollution
- Extra traffic
- Must provide sufficient on-site car-parking provision - must not include any parking areas belonging to Knights Croft, Punch Croft, Over Minnis or The Shopping Centre
- Harmful effect on the unique residential and visual amenity of New Ash Green.
- Density too high
- Result in over use of local services/ amenities i.e. primary school and doctor's surgery
- Needs considerable road widening alongside safer pedestrian crossings and routes to the centre
- No mention of the possibility of affordable housing
- Viability is questionable
- Loss of local employment - the provision of new employment uses New Ash Green Village Centre seems unattainable. Bovis Homes has no power to deliver this.
- Development must respect the surrounding neighbourhoods
- Links to the existing footpath network
- Retain and preserve the Manor House, and its setting
- Provide for an agreement between the developer and the Village Association to include the property in the Village Management Scheme
- Give consideration to provision of housing for older people and those with special needs
- **Kent Highways** In principle this site could accommodate a residential development proposal, Will require would be the need for widening of the existing access corridor and some associated clearance of visibility splays. Lack of public pedestrian provision across the site frontage - would need a link to adjacent footways east and west of the site. Need to improve direct pedestrian links to bus stops with a further need to improve pedestrian facilities/crossing points at the junction of North Ash Road and Ash Road immediately west of the site
- **Moat Housing Group** Fully supports a residential development that would support the requisite amount of affordable units. It is well placed and served locally and is where residents would choose to live
- **Bovis Homes Ltd** Fully supports and endorses the conclusions and recommendations
- **Ash-cum -Ridley Parish Council** Changing to residential will be detrimental to New Ash Green and further move it to become a dormitory for the surrounding area with even less flexibility for future needs, as yet unknown. The approx. density of 50 dwellings per hectare is too dense in view of the need to establish an appropriate setting for the Manor House, a listed building.
- **Kent Wildlife Trust** Mitigation and or compensation for any increased pressure on the ancient woodland complex should be considered within the policy formulation for this site. This could be in the form of increased management for the woodland complex or alternative natural habitat to link the woodlands within the locality.
- **Environment Agency** Data indicates that part of the proposed residential site may lie in an area that is susceptible to surface water flooding
- **KCC** What type of housing/facility this could be, as it is described as being suitable for older people and people with special needs. The site contains a 19th century grade II listed building. There is general archaeological potential for prehistoric and Romano-British finds based on archaeological discoveries c. 270m south of the site

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Currant Hill Allotments, Westerham

Local Residents Comments

- Concerned with the site access. - would it mean a new roundabout as the road is already fairly busy and this will just add to the congestion?
- The access road is very narrow and is the main access road to the Churchill Primary School. Already concerns about vehicle activity and dangers to young children attending the school
- Additional vehicle activity with new properties
- Loss relocation of the allotments
- **Moat Housing Group** Support if the allotment could be moved
- **Westerham Parish Council** Confirm that as community land we could not and would not progress any change of use without consulting our community. The time table to achieve this after consultation is likely to run more realistically into the Plan's long term phasing. Have had to move somewhat faster in our preparation for this due to the proposed change of use of the KCC land and consequent preservation of a future vehicular access to the allotment site.
- **Environment Agency** Flood modelling and historic records indicate that the roads immediately south and east (South Bank and London Road) of the site may be affected by flooding which could impact on access/egress to the site
- **Kent Wildlife Trust** 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 and within the development in the form and linked Green Infrastructure
- **Natural England** Site surveys must be completed, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by any proposed development, is established before the planning permission is granted
- **KCC** Churchill Primary School is in close proximity to this site. The development will need to be mindful of the presence of the school and to avoid impacting on their daily routines. This site is on the edge of a medieval town. Low level archaeology is anticipated
- **Sport England** Object to the allocation of the land adjacent to Currant Hill Allotments, Westerham (Former Safeguarded Land) as a replacement allotment site

Station Approach, Edenbridge

Local Residents Comments

- Will put additional strains on over-stretched infrastructure
- Vehicular access via Greenfield would cause additional traffic congestion in the High Street, Croft Lane, Forge Croft and Greenfield and make emergency access even more difficult.
- The current access is at a considerably lower level than the properties in Greenfield, thereby causing minimal disturbance to adjacent residential areas
- Access from Greenfield would be impracticable due to the steep embankment without creating a tortuous zigzag service road
- Vehicular access should be restricted to via Station Approach
- Additional on-road parking in Greenfield will make this quiet residential no-through road a more dangerous place for the elderly residents and the children
- Any development must have ample amount of parking
- It would increase traffic and noise, and would allow vehicles to travel faster
- The loss of vegetation barrier and mature trees and the wildlife-rich strip of land
- Housing in close proximity to a station and track is inappropriate for the elderly and vulnerable.
- The triangular grass area should be retained and could provide pedestrian access straight onto Greenfield to make access easier for the town centre and school
- Almost all of the site is used either for storage, office accommodation or vehicle movement areas. Only at the south end of the site is there any space
- Value of properties would decrease, would seek to be compensated
- Single Storey/Bungalow style only acceptable. Thus more suitable to those residents quoted "Older people and those with special needs"

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- Concerned that this proposal could affect the future ability to extend the platform at Edenbridge Town station which is urgently needed
- Should remain as an employment site with all access via Station Approach and/or Grange Close to keep the traffic away from the High Street and populated areas of Croft Lane, Forge Croft and Greenfield
- Environmentally beneficial possibilities such as PV generation, solar thermal, rainwater harvesting, self-contained sewage systems, eco friendly houses etc. Could be an opportunity to only permit an eco friendly development
- This residential development seems a good use of the land
- **Edenbridge Town Council** - Support
- **Moat Housing Group** - Perfect for an affordable housing development in size, location and nature
- **Environment Agency** Data indicates that part of the proposed residential site may lie in an area that is susceptible to surface water flooding
- **Kent Wildlife Trust** Recommend that a buffer of natural habitat such as rough grassland be incorporated into the design of the development adjacent to the railway corridor to safeguard this important corridor and the species which use it
- **KCC** This site is fringed by a Roman road with potential for contemporary roadside features to be present. Gasworks and brickworks sites may be of industrial interest. Low level archaeology is anticipated
- **South Water** Have not identified any current capacity constraints for the Station Approach site, however, it is not possible to reserve or guarantee future availability of this capacity. Capacity is allocated on a first come first served basis
- **Network Rail** Considers that the existing employment provision could be retained on the site without restricting housing to only half of the site and believes that given the site has a number of other constraints that the policy does not look to dictate the exact ratio split of the site for the different uses. This reference should therefore be removed from the relevant site plan
It is accepted that the goods shed is in relatively good condition. However, as no conservation/heritage assessment has been carried out, it should not be a specific condition of development that it is retained. This matter can be addressed through the development management process to allow for full consideration to be given as to whether the structure is worthy of retention. Without any evidence that this building has significant value (which would require its retention), this reference cannot be included within a local plan policy
Due to the requirement to include landscaping buffers along the site boundary, the site specific constraints such as the significant change in levels and the current economic climate, there are concerns that the proposed site designation could result in any proposed development being unviable and not deliverable
Whilst Network Rail supports the on going regeneration of Edenbridge Town, if this site is to be used more efficiently it is requested that the policy includes some degree of flexibility that could allow residential development of the full site, if it can be demonstrated that a mixed use development is not financially viable

Leigh's Builders Yard, Edenbridge

Local Residents Comments

- The north western boundary of the site should be limited to single storey to obviate overlooking and shadowing
- Foul and surface water drainage must be discharged via the site access on to Mill Hill.
- **Edenbridge Town Council** Support the proposed changes that Leigh's Builders Yard should become residential rather than employment
- **Moat Housing Group** - Perfect for an affordable housing development in size, location and nature
- **Environment Agency** The site will be located on a 'dry island' and therefore roads in Edenbridge affected by flooding could impact on access/egress to the site. Some site investigation works may be necessary owing to previous commercial uses. However it is

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expected the risks to controlled waters will be low owing to the non-aquifer status of the underlying geology

- **Kent Wildlife Trust** No objections to residential development within this site, providing any recreational pressure on the River Eden LWS is mitigated
- **Southern Water** A site specific policy should include the following: The development must provide a connection to the sewerage system at the nearest point of adequate capacity
- **KCC** This site is fringed by a Roman road with potential for contemporary roadside features to be present. Gasworks and brickworks sites may be of industrial interest. Low level archaeology is anticipated

GSK

Local Residents Comments

- Concerns over traffic management
- Pressure on infrastructure The village school, doctors
- Flooding
- Increase in crime
- 100 houses is too many residents
- The footpath that runs behind one side of Hunter Seal is well used - to increase the volume of pedestrians/cyclists on this path raises concerns in respect of noise and safety
- Parking is an issue in Hunter Seal
- Hunter Seal has an area of woodland which adjoins the GSK site. A development would cause disruption to the wildlife and thus an environmental impact.
- Any residential development will change this area of Powdermills from a semi rural hamlet to just another housing estate
- Sevenoaks Council have already reached their quota for housing
- The narrow lanes, without any pavements and several 'blind' corners, are already potentially dangerous to walkers, cyclists and horse riders and cannot safely carry such an increase in traffic
- Any redevelopment on this scale with 'inclusion of accessibility improvements' would drastically alter the rural nature of this location
- **Moat Housing Group** Perfect for an affordable housing development in size, location and nature
- **Environment Agency** Powder Mill Lane to the east of the site will be affected by flooding which could impact on access/egress. The river corridor must be protected and enhanced as part of the development. Any proposals will need to demonstrate that the river corridor will not have additional light spill as a result
- **Kent Wildlife Trust** To ensure that all recreational pressure is mitigated it will be important that any future policy specifies that the site incorporates a multifunctional green infrastructure which contains corridors of natural habitat, that link into the LWS and that contributions are obtained to ensure the LWS is protected and managed to ensure no impact on biodiversity as a result of the increased recreational pressure. Open space should also be provided on site if at all possible.
- **Hildenborough Parish Council** Have concerns over traffic management, infrastructure and flooding
- **Southern Water** New and/or improved sewerage infrastructure is required before additional flows from this site can be accommodated. This should be reflected in a site specific policy.
- **KCC** The primary schools serving this rural area are currently at capacity so this allocation may create a deficit in available primary places. This puts into question the sustainability of such a development through current insufficient levels of community infrastructure. 100 dwellings would not generate sufficient pupil numbers to suggest a new school. However, the existing school facilities are close to deficit with expansion at Leigh prohibited by site constraints. Pupils would have to be schooled out of the area in neighbouring settlements.
There is Industrial archaeology potential from the gunpowder mills, and a medieval manor close

by to west. Significant archaeology could be dealt with through suitable conditions on a planning approval

Tonbridge and Malling BC Supports both access routes into the site being retained. The issue of securing a cycle link between the site and Tonbridge Sports Ground should be raised as part of the implementation of the planning permission. While there is a footpath linking these two areas, the opportunity to improve the link as part of the allocation and development of the site should be sought in due course

- **Leigh Parish Council** Much more investigation and consultation is required on the future of this site before it can be decided which option is preferable. Do not feel that they have had sufficient opportunity to prepare a detailed response and that SDC has been far too hasty in preparing its recommendations. Propose a period of three months to form a working party, to consult with the residents of the area and to consider all the reports SDC has commissioned to date and those we hope you now agree to commission

Suggests a second independent report is commissioned to consider the potential re-use of the site in employment use, considering the need for an employment site in the next two to five years. The decision to change the use of this site forever based on one report is not acceptable. A housing development would have a catastrophic effect on the infrastructure: roads, utilities and local schools

The 'localised widening to enable free-flowing, two-way traffic' this may not be feasible and would have a large impact on the narrow country road and surrounding Green Belt land. Also recommends the possible adoption of the currently private western access road to the site, which could provide a direct route from Hildenborough to Leigh, avoiding the narrow and tortuous route past The Plough. This would create a much increased level of traffic along the narrow access road to Powdermills, is covered by flood zone 3.

Recommends that a sustainability report is commissioned to consider how any development on the site would impact the highway network, schools and utilities. The site is classified as a major developed site but it is not a sustainable location. The Parish Council appreciates that the site is remote and has limited access, therefore it is essential that a sustainability report is prepared, as these same features also make the site unsuitable to a significant residential development.

If SDC believe that it is necessary to include a revised brief for the site, propose that the wording is general, and not over specific. The brief should indicate that any development must be sustainable with a balanced mix of usage, recognising its rural location and limiting the number of housing units that could be built to between 25 and 30, stressing the importance of maintaining the integrity of this small isolated hamlet.

Warren Court Farm, Halstead

- **Site owner** Whilst welcoming the proposal the area proposed to be allocated is too small and illogical. The proposal, as put forward, will result in the effective sterilisation of the majority of the site. It would represent an inefficient and gross underdevelopment of a site all of which constitutes previously developed land, contrary to the objective of NPPF policy. The capacity of the site as a whole would be far more than 13, facilitating a substantial increase in the yield of affordable housing to meet local needs. To proceed as the Council suggests would represent a missed opportunity. The allocation of the whole site, preferably accompanied by an adjustment in the village confines boundary, as suggested, would enable the benefits of a redevelopment scheme to be fully realised in terms of the environmental improvements and the housing yield, including the affordable element. The future of the environmental improvement land is unexplained
- **Adjoining property** - Support the concerns raised in relation to design, landscaping, and access. Promoting adjacent Deerleap Farm
- **Halstead Parish Council** It should continue to be used for small business as the employment provided for local people is important. The GB land associated with Warren Court Farm should be designated an Exceptions Site and used for affordable house for Halstead people, in perpetuity

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- **KCC Highways** There is scope for a footway link from the site to the existing bus stop on the west side of Knockholt Road to the north of the site access and for an informal pedestrian crossing facility to provide a better link to the adjacent bus stop on the east side of Knockholt Road. There is scope within the current constraints to provide an access suitable for a residential use
- **Moat Housing Group** The parish and LA need to maintain that provision of affordable dwellings in this location is central to any changes or proposals
- **CPRE** The need is for affordable housing; removing the site from the Green Belt, and thus its exception status, would exclude that possibility, other than as a part of a substantial and unnecessary market housing scheme. Change of use would deprive the rural economy of local employment opportunities
- **The Environment Agency** Owing to the presence of an historic landfill beneath much of the site footprint further contamination investigations and possibly remediation are required. The site is within a sensitive area with respect to groundwater as it is underlain by a principal aquifer and lies within Source Protection Zone 3 for a public water supply
- **Kent Wildlife Trust** The Trust welcomes the aim to buffer the site and provide natural habitat to extend Deerlap wood
- **Natural England** Restoration of part of the site and inclusion within the Green Belt designation would be welcomed and encouraged as would the buffer zone to Deerlap Wood
- **KCC** There is general prehistoric potential based on nearby finds. Low level archaeology is anticipated

United House

Local Residents Comments

- Any buildings or residential properties on the site should be no more than 2 storeys
- Concern over the effect on existing properties on Pinks Hill or High Firs i.e. - privacy, security
- Only 116 units at 75 dwellings per hectare should be built. The proposed density is too high
- All of the dwellings consist of private housing for sale only. There should not be any socially mixed housing. The site should not be made into a mixed-tenure estate.
- **Traffic** Goldsel Road is a busy local road with existing traffic problems, particularly at peak times. These will only be exacerbated by high density development and associated traffic generation
- Land should not be allocated for houses if there are clear opportunities to sustain, improve or expand a key local business
- Any significant increase in the number of dwellings in this part of the town will place greater pressure on the local primary school, and may necessitate significant upgrades to the existing local infrastructure e.g. water, sewage & other utilities
- Any development on this site will decrease the valuation on properties, especially if it has a large proportion of HA units
- Could an area be kept as a wildlife area
- Expect that a playground and some trees or other planting be a requirement
- **Traffic safety** Goldsel Road is already an accident black spot to increase the number of vehicles exiting from one access from 250 new homes is going to make the situation worse
- Increased air pollution
- Drainage problems on the Greenacres and High Firs
- Problems with the main sewer on the Swanley bypass by the Goldsel Road bridge not able to cope with the present housing
- **Moat Housing Group** This site would be ideal for residential development however the proximity of the industrial units needs careful design to be considered (noise, pollution etc.)
- **KCC Highways** In principle the site would be a suitable site to accommodate a residential proposal of this size subject to the following being addressed
widen and/or reconstruct the primary access road to the site from Goldsel Road to provide a carriageway and footway, There is a need with this level of development to secure a secondary

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means of emergency vehicular access to the site from the highway network with one potential option being the further widening of the primary access road to accommodate a carriageway dualling arrangement

Visibility at the junction with the B258 is slightly limited to the south Furthermore, the primary vehicular access is a straight route following a fixed alignment and would therefore require significant traffic calming measures to limit vehicle speed. Scope for local bus routes and cycle routes to be reviewed

- **The Environment Agency** Data indicates that part of the proposed site may lie in an area that is susceptible to surface water flooding. Historic land uses for industrial purposes mean that site investigation (and possibly remediation) must take place. The site is underlain by sensitive aquifers and falls within Source Protection Zone 3
- **The Highways Agency** The proposed increase in residential development at United House, represents a potentially material change to the agreed levels and given our concerns with the Broom Hill site (located in close proximity to the east) this further enhances the need for detailed assessment at M25 Junction 3
- **Swanley Town Council** Strongly objects to the proposal to increase the residential capacity at the United House site due to concerns regarding
 - the over intensive nature that such a large development would bring and that the original proposal of 116 units be maintained or a housing density similar to that of the High Firs estate
 - the loss of an employment site in the town, in an area with high unemployment
 - highways concerns regarding the volume of traffic that would arise due to a site of this size as well as the inadequate single access proposal for emergency vehicles
 - the loss of the existing buffer that the site currently gives residents on the High Firs estate from the Swan Mill industrial site
- **Kent Wildlife Trust** Recommend retention of the tree lines along the boundary. The 1.91 ha of constrained land could be used as semi natural open space which would go some way to delivering the deficit currently present at Swanley as well as providing an important asset to the GI
- **KCC** There is general potential for prehistoric activity based on flint tool finds, and Romano-British cremation recorded from the area. Low level archaeology is anticipated
- **Site owner** Consider a higher density can be achieved, however appreciate that the final form and scale of development will be considered in detail as part of any future planning application. Support the comments within Appendix 1 in relation to the site, and note that careful consideration will be given to the adjoining uses in designing the scheme
- **Swan Paper Mill Company Limited** Should, therefore, remain for a mixed use development with the predominant part of the site and certainly at least 2 hectares. Should be retained for business use in order to provide an appropriate buffer to the Swan Paper Mill Company Ltd boundary, consistent with the Council's initial assessment and consistent with its stance at the Core Strategy examination
- **High Firs Primary School** Want to ensure consideration is given to the following:
 - access to the school needs to be considered to maintain safe access for pupils and staff
 - the impact to the school intake needs to be considered in terms of the existing and future catchment area
 - an assessment is required to understand the environmental impact of increasing the density of the development
 - the direct impact to the school property needs to be considered as this development adjoins the school perimeter

Land rear of Premier Inn, Swanley

Local Residents Comments

- Support the change to Employment land at the rear of Premier Inn from Residential as local unemployment is high
- **Moat Housing Group** This should not be considered for affordable development
- **Swanley Town Council** Supports the proposal that the Premier Inn site remains as solely employment use
- **KCC Highways.** There are no highway objections to this proposed allocation

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- KCC There is general prehistoric and medieval potential associated with nearby finds. Low level archaeology is anticipated
- Kent Wildlife Trust No objections

West Kingsdown Industrial Estate

- KCC Highways. There are no highway objections to this proposed allocation
- West Kingsdown Parish Council Are happy with the proposal being made.

Broom Hill Swanley

Local Residents Comments

- It has been proved on several previous planning applications that Beechenlea Lane cannot take any more traffic
- Extra pollution will be caused by the increased traffic
- Beechenlea Lane cannot take increased traffic. It is a used during holdups on the M25 and at rush hour as a rat run
- Parked cars obstruct the vision of residents on one side coming out of their driveways making it extremely dangerous. This lane is heavily used as a long term and short stay car park
- The bend and gradient of the lane makes access onto the road from many existing properties semi blind and hazardous. Any raised volume in residential traffic will increase the danger of road accidents
- The local road infrastructure is inadequate to support the additional traffic caused by the development
- The 1996 report stated "Residential/Employment" not require for Exception Circumstances What has changed?
- There are enough brown sites and other land which is not Green Belt available for this purpose.
- There are alternatives to the land at Broom Hill – Pedham Place farm. There are existing warehouses and office spaces in Swanley lying vacant and 'to let'
- Pollution from the M25 is mitigated a little by Broom Hill and any attempt to lessen or remove the natural barrier would be detrimental to everyone in this part of Swanley
- The area is in one of the Sevenoak's Air Quality Management Areas
- Health Problems - the local population will be put at risk from respiratory conditions if they are living and working in an area of poor air quality. Noise pollution from the M25/M20/A20 will negatively impact on the residents and workers by causing noise stress and cause harm to their health and well being
- Current utilities and sewerage systems will be inadequate to support such further development.
- If the Council thinks there is a need for more housing in Swanley, the proposed increase from 116 units to 250 units on the United House site will cater for this
- More and more open spaces in Swanley are disappearing
- To protect our Green Open Space the Land use must be re-classified as Green Belt and must continue to remain as Green Open Space.
- Loss of green open space and wildlife habitats having an impact on biodiversity. If the proposed development goes ahead much of this green land will become covered in concrete
- Biodiversity In April 2010 the Kent Wildlife Trust objected to identifying this land for development. There is known to be a wide range of flora and fauna here including many different butterflies, birds, toads and badgers. It is one of the few remaining open spaces in our town. There must be less ecologically sensitive sites in Swanley which can be considered for development
- This area should not have lost its Green Belt status in the first place
- There are many existing and well used footpaths over the Broom Hill site and trust that these will be preserved. Broomhill is the highest point in Swanley
- The residential element needs to be removed and the areas where they are marked to be replaced with open space as per the agreement of the Public Enquiry

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- There will be increased risk of flooding when heavy rain falls in the area because of increased surface run-off with nowhere for the water to drain
- The area of the development marked as 'previously developed land' is not 'Brown Field' because it previously was used agriculturally and had a few greenhouses
- The proposed residential development in the field adjoining the houses at the rear of the lower end of Beechenlea Lane and the rear of the old Kimber Allen building, the steepness of the land would make this most unsuitable for a housing development
- The 1995 SDC development Brief recommended that the land at the rear of the properties in Beechenlea lane should remain open and undisturbed to act as a buffer from the noise and pollution of the M25 so this land cannot be flattened to accommodate housing
- Proposed entrance is far too narrow to be safe it will become a "danger point" for traffic up and down Beechenlea lane
- Support development at Broom Hill particularly for Employment. This area needs a Hotel as it is strategically next to Junction 3 of the M25, the A/M20, and only minutes from the Dartford crossing. A second hotel which would offer employment as well as a much needed second facility
- Must ensure that the Site Allocation meets the tests of soundness, which includes the provision that "the plan should be deliverable over its period". The deliverability of land at Broom Hill Road, including the deliverability of the access arrangements, must therefore be given clear and careful consideration
- **KCC Highways** In principle, the site would be suitable for a mixed development of employment served from London Road plus residential development served from Beechenlea Lane and additional open space. However, the question of what level of employment use could be supported by London Road can only properly be answered by modelling the traffic flows at the proposed junction with London Road and beyond as necessary. Whether the best means of access from London Road would be a roundabout or a signal-controlled junction would also be best determined by modelling. A signalised junction would be likely to provide more control of the junction to reduce congestion, and would probably require less land
Due to the proximity of the M25 and the M20, the Highways Agency should also be consulted about the employment aspect of this proposal
There appears to be scope to accommodate the 2 small housing sites accessed from Beechenlea Lane but some local improvement works to Beechenlea Lane between the sites and London Road may be required to accommodate the additional vehicle, cycle and pedestrian movements
Consideration may also need to be given to the additional vehicle movements at the junction of Beechenlea Lane and London Road and potential mitigation measures at this location to accommodate these additional movements - although it is difficult to assess the potential impact without knowing the existing level of movement at this junction which may already be quite high due to the Lane forming a through-route to Swanley Village. Recommend that any residential proposal here would need to be accompanied by a transport statement which fully addresses the impact of additional vehicle movements at this junction
Public transport links and accessibility are reasonable with bus stops close by on the London Road as previously discussed and the sites being within an approximate 10 minute walking distance of the town centre and train station
The accesses to the sites from Beechenlea Lane are likely to require adoption and will therefore need to be to an adoptable standard
- **Moat Housing Group** Do not deem this site appropriate for residential development
- **Swanley Town Council** Strongly objects to the proposal to include residential development at the Broom Hill site due to concerns regarding • highways matters as Beechenlea Lane has only a single footpath and in addition traffic congestion and volume as well as non resident parking is already a concern • the inadequacy of the local infrastructure to handle additional housing • the potential loss of footpath number 178, which is also not shown on any proposal plans • concerns regarding the air quality in the area The Town Council requests that the site be considered to be returned to the Green Belt or adopted as open space. The Town Council is also concerned regarding the consultation process especially as not all residents within the neighbouring road were contacted regarding this consultation

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- **CPRE** The open countryside, visual aspect of this site is very important to Swanley, to avoid creeping development of the built environment towards the M25. It also provides vital open space for the residents of this part of Swanley. The intrusion of new housing would deplete the remaining area of open space, and the increased pressure of people would devalue what remained. The soil is of high agricultural quality, which might be required in the future, so the land should remain undeveloped. In the present economic circumstances there should be more emphasis on encouraging the use of employment sites now left vacant
- **Environment Agency** Data indicates that the south eastern corner of the site may be affected by surface water flooding. The site lies within a Source Protection Zone 3 and is adjacent to a works site. It should be ensured via normal planning regulations that appropriate site investigations are carried out to screen for any contamination risks from the adjacent works activities
- **Highways Agency** The addition of housing to the Broom Hill site further exacerbates our concerns regarding the site's traffic impact on M25 Junction 3
- **Kent Wildlife Trust** Wish to see some guidelines within the policy regarding the level and location of open space and biodiversity mitigation and enhancement
- **Natural England** Site surveys of existing species is undertaken, during optimal times to determine presence or potential, this will help identify scale and design option for any redevelopment proposal at this site
- **KCC** There is general prehistoric and medieval potential associated with nearby finds. Low level archaeology is anticipated
- **Site Owner** The level of 'design guidance' in the consultation document is too prescriptive and definitive on matters of detail for the purposes of an 'allocation' DPD and for the same reasons excludes other possibilities and potentially the opportunity for these to be explored further in a planning application and/or development brief
The Council appears to accept that detailed issues are best dealt with at application stage and thus should be omitted from the proposed allocation stage. Support this and the need to remove this contradiction from the consultation document
Support the Council's anticipation that the balance and mix of uses and open space etc. "is to be determined through the planning application process". This may be informed by Development Brief, but should not be delayed in the absence of a Development Brief. A Development Brief should not be a prior mandatory requirement or pre-requisite which might otherwise inhibit bringing the proposed allocation forward as a comprehensive proposal in a timely fashion
For the reasons explained above there is little real purpose in the proposed allocation plan including the level of detail that is proposed; it should omit these details, annotations and/or areas. Alternatively it should at least review these to reflect circumstances more accurately and objectively at this stage (as well as increase flexibility) and be clearly marked with a status as 'indicative' only

Other issues

Additional sites

- Land Adjacent Dawson Drive / College Road, Hextable, Swanley, Kent
- Warren Court, Halstead should be considered in the same way as Warrant Court Farm. This would mean an amendment to the GB boundary and the construction of a proposed 3 new houses and a care home or affordable housing, with environmental improvements. This would be in accordance with the NPPF
- Seven Acres, Crockenhill, Swanley
 - The strong tree boundary separates the housing on Seven Acres from the open countryside to the east
 - It is considered that there are currently a limited number of available sites within the village, and by allowing small scale development adjacent to the village boundary this will avoid putting pressure on the existing urban area to accommodate future residential development

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- The topography of the site and surrounding landscape is such that it relates back to the existing built form of the village, and development of the site will have a negligible impact
 - The site itself currently provides open amenity space of no significant value. There is an abundance of open space in the local area which provides amenity space of value for the local community. It is therefore considered that the site does not contribute to the openness and distinct character of the Green Belt surrounding Crockenhill
 - The site is entirely suitable to accommodate small scale residential development.
 - A minor adjustment should be made to the Green Belt boundary to exclude the site identified on the enclosed plan
- Royal Mail's Edenbridge DO/ST
 - Given the site's Town Centre location and the range of uses in the immediate surrounding area, we remain of the opinion that this site provides a good opportunity for comprehensive residential mixed use development in the future. Therefore, should Royal Mail no longer require their site, this site would provide a good opportunity for future comprehensive residential mixed use development therefore request that the Council includes their Edenbridge DO/ ST site for residential or residential led mixed-use development including retail uses
 - Notwithstanding our promotion of Royal Mail's site for inclusion within the Council's ADM DPD we would like to reiterate that should their site come forward for redevelopment in the future, the relocation/re-provision of Royal Mail's existing operations would be required prior to any redevelopment of that site
 - Land at Greatness Park Cemetery, Seal Road, Sevenoaks (Sevenoaks Town Council)
 - Sevenoaks Town Council reiterates representations seeking the removal of a section of Greatness Cemetery's frontage from the Metropolitan Green Belt.
 - Town Council does not seek to "release" any land from the Green Belt, rather it contends that the site is afforded protection inappropriately and erroneously, and as such the Town Council seeks remedial modification to the boundary line. Such a modification is not in conflict with the NPPF, or the Sevenoaks Core Strategy. The site in question makes up less than 0.0015% of the Sevenoaks Metropolitan Green Belt, occupying approximately 0.5 Hectares.
 - The fact that the site in use as a Cemetery has no bearing on its continued inclusion within the Green Belt; and in fact strengthens the case for its removal. Sevenoaks Town Council highlights Greatness Cemetery's inclusion (in its entirety) within the September 2011 Draft Open Spaces Allocation SPD (GI 218) as a Cemetery; paragraph 23 explicitly states that sites within the Green Belt should not be afforded additional protection; thus the Town Council's requested modification to the Green Belt boundary should be considered in line with current SDC planning policy.

General Comments

- **Environmental Agency** Recommend that you ensure that there is clear evidence within your document showing how you have carried out the sequential test to identify the above sites for proposed development over those that have not been taken forward
- **KCC** Keen for employment land to be retained where feasible, however it is understood that some of these site have become unviable and maybe more suited to a mix of uses particularly where they can facilitate the regeneration of a site
- **Natural England** Biodiversity and the natural environment can lead to various opportunities, not just for wildlife activity and connection, but also health, recreation, contributing to climate change adaptation and improving quality of life
This could be made explicit in the Site Allocations document, helping to ensure the borough's green infrastructure is designed to deliver multiple functions
Open spaces and public realm should seek to incorporate "soft" landscaping and green infrastructure, where appropriate, as part of a sustainable approach to development.

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In some cases the development of sites and the operation of policies can have limited impact on the natural environment, particularly in respect of matters of landscape, habitats/biodiversity and access

- **Thames Water Property** It will be essential to ensure that the introduction of a portfolio of Local Development Documents (LDDs) does not prejudice adequate planning for water and sewerage infrastructure provision as this is an essential pre-requisite for development. It is essential to ensure that adequate water and sewerage infrastructure is in place prior to development taking place, in order to avoid unacceptable impacts on the environment, such as sewage flooding of residential and commercial property, pollution of land and watercourses, or water shortages with associated low-pressure water supply problems. It is recommended that the following paragraphs should be added to the Allocations and Development Management DPD