

~~01 March 2018~~ POSTPONED TO 14 MARCH 2018
at 7.00 pm

Conference Room, Argyle Road, Sevenoaks
Despatched: 21.02.18



Planning Advisory Committee

Membership:

Chairman, Cllr. Mrs. Hunter; Vice-Chairman, Cllr. Thornton
Cllrs. C. Barnes, Dr. Canet, Clark, Edwards-Winsor, Gaywood, Horwood, McGregor,
Mrs. Morris, Parson and Piper

Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages	Contact
Apologies for Absence		
1. Minutes To agree the Minutes of the meeting of the Committee held on 23 November 2017, as a correct record.	(Pages 1 - 6)	
2. Declarations of Interest Any interest not already registered.		
3. Actions from Previous Meetings	(Pages 7 - 8)	
4. Update from Portfolio Holder		
5. Referrals from Cabinet or the Audit Committee (if any)		
6. Local Plan Update	(Pages 9 - 38)	Hannah Gooden Tel: 01732 227178
7. Local Plan Update - Heritage	(Pages 39 - 44)	Rebecca Lamb Tel: 01732227334
8. Work Plan	(Pages 45 - 46)	

EXEMPT INFORMATION

At the time of preparing this agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

PLANNING ADVISORY COMMITTEE

Minutes of the meeting held on 23 November 2017 commencing at 7.00 pm

Present: Cllr. Mrs. Hunter (Chairman)

Cllr. Thornton

Cllrs. C. Barnes, Dr. Canet, Clark, Edwards-Winsor, Horwood, McGregor, Mrs. Morris, Parson and Piper

An apology for absence was received from Cllr. Gaywood

Cllrs. Esler was also present.

FAREWELL

The Chairman advised that the Strategic Planning Manager, Antony Lancaster, was leaving the Council at the end of the month. The Committee joined her in thanking him for all his work.

19. Minutes

Resolved: That the Minutes of the meeting of the Advisory Committee held on 22 June 2017 be approved and signed by the Chairman as a correct record.

20. Declarations of Interest

Cllr. Horwood declared that he was now employed by UK Power Networks but he did not feel that this was a conflict with any of the items considered.

21. Actions from Previous Meetings

There were none.

22. Update from Portfolio Holder

The Portfolio Holder for Planning reported that the Planning Department was still the busiest in the Kent County Council area. More than 70% of appeals were won despite refusing the most applications in the area.

The Government issued a consultation document last November called 'Improving Planning Performance'. The document acknowledged that much had improved but that there was still some way to go in planning performance. In order to drive up performance the document set out how improvement was incentivised. Failure to meet the targets would mean that authorities would be designated. That meant that developers could choose who determined their applications - the Council or

the planning inspectorate. This was worrying in terms of local accountability and potentially the loss of planning fee income.

There were two performance measures the council needed to be aware of. The first one was 'speed of determination'. How fast we determined planning applications - keeping within the 8 and 13 weeks' target or where there was an extension of time agreement. The target was 60% for major development; and 70% for non-major development. The Council was currently performing above these levels.

The second one was 'quality of decision' - how many decisions were allowed on appeal. The local planning authority would be eligible for designation if 10% of an authority's total numbers of decisions on applications made during the assessment period were overturned at appeal.

The government was using data from 2 years: 1 April 2015 to 31 March 2017 in terms of applications. They would take account of appeal decisions from applications made in that time, up until 31 December 2017. Authorities would be designated in January 2018. This was a rolling programme, so for designation in January 2019 the Council would need to return the performance from 1 April 2016 to 31 March 2018 and then appeals up to 31 December 2019 and so on.

The Council was just under the designation level for January 2018 in terms of major applications. However, this was an ongoing performance measure and so careful thought was needed on every refusal, principally whether the reasons for refusal were defensible at appeal. This was particularly important in relation to major applications.

He said that he was happy to attend any Town or Parish Council meeting in his role as Portfolio Holder.

In response to a question the Chief Planning Officer advised that the Council was in the top quartile nationally for the number of decisions upheld at appeal. The Portfolio Holder for Planning confirmed that a training session on development management would be held in January 2018 for Town and Parish Councils who wanted to attend.

23. Referrals from Cabinet or the Audit Committee

There were none.

24. Budget 2018/19: Service Dashboards and Service Change Impact Assessments (SCIAS)

The Chief Finance Officer presented the report which set out updates to the 2018/19 budget within the existing framework of the 10-year budget and savings plan.

Informed by the latest information from Government and discussions with Cabinet, it was proposed that the Council continued to set a revenue budget which assumed no funding from Government through the Revenue Support Grant or New Homes Bonus. This would result in the Council continuing to be financially self-sufficient as set out in its Corporate Plan.

To achieve this aim and to ensure a balanced budget position over the next 10-year period, whilst also increasing the Council's ability to be sustainable beyond that time, a savings requirement of £100,000 per annum was included. Other pressures may come out later in the budget process, such as when the Local Government Finance Settlement was announced in December. There may therefore be a requirement for further savings. Officers would continue to monitor these pressures and report the latest position to Cabinet in December.

No new growth and savings items had been proposed in the report for services applicable to this Advisory Committee. Members were given the opportunity to discuss and put forward any growth and savings suggestions.

Members considered possible growth items to assist in the appointment of a Planning Enforcement Manager, the appointment of a full-time CIL Officer, an additional Officer in Planning Policy and measures to improve recruitment and retention of Planning Officers. Members noted that the Government had proposed a ringfenced increase in planning application fees. Members considered the Building Control Team, how competitive it was and that its fees were set to recover costs.

Action: The Legal Services Team to provide the sum of legal costs from planning enforcement matters recovered per year.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That Cabinet be advised that

- a) *no growth and savings proposals had been identified in Appendix D to the report, applicable to this Advisory Committee; and*
- b) the following growth suggestions be discussed further
 - to assist in the appointment of a Planning Enforcement Manager;
 - the appointment of a full-time CIL Officer; and
 - an additional Officer in Planning Policy.
 - measures to improve recruitment and retention of Planning Officers
 - training budget for Building Control staff to encourage upskilling and retention

and that such these issues may be covered by the increase in planning application fees, a balancing of Building Control fees and revisiting SCIA 15 of 2014/15 regarding the CIL monitoring income.

25. Pre-application advice fees

The Chief Planning Officer presented the report which proposed to increase charges for pre-application advice from 1 January 2018 as detailed in Appendix A to the report.

Members considered whether the increase in fees would lead to a fall in the use of the Pre-Application Advice service. The Chief Planning Officer confirmed that this would be monitored.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that the proposed changes to the pre-application charges as set out in Appendix A to the report, be agreed for implementation from 1 January 2018.

26. Local Plan - Issues and Options - consultation update

The Planning Policy Team Leader presented the report updating members on the findings of the recent Local Plan Issues and Options consultation which ran from 3 August to 5 October 2017 and would inform the production of the draft Local Plan. A further round of public consultation would be carried out next spring.

The Chairman thanked all those residents who responded to the consultation.

Members discussed the amended definition of brownfield land, which had been noted in the responses of the neighbouring authorities. The Planning Policy Team Leader explained that this was part of the Council's policy of ensuring that no stone was left unturned for appropriate sites. Any brownfield site would also have to be sustainable.

Members discussed the extent that local residents were more likely to support development if there was appropriate infrastructure alongside it. There was some concern that CIL spending was lagging behind development.

The Committee thanked the Planning Policy Team for their hard work and for producing the results on time.

Resolved: That the report be noted.

27. Work Plan

The Chairman advised that the draft local plan would be considered on 1 March 2018. The Committee agreed that the meeting of the Committee scheduled for 16 January 2018 should be cancelled and that the need for an additional meeting before the end of the municipal year be explored.

THE MEETING WAS CONCLUDED AT 8.40 PM

CHAIRMAN

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ACTIONS FROM THE MEETING HELD ON 23/11/2017			
Action	Description	Status and last updated 19/2/18	Contact Officer
ACTION	The Legal Services Team to provide the sum of legal costs from planning enforcement matters recovered per year.	The Legal Services Team advises that proportionate costs are regularly awarded after successful prosecutions. As recovery is pursued by the Courts with no further Council involvement the Legal Services Team does not have a record of how much money is recovered although it is estimated to be unlikely to exceed £2,000 in any given year. Other forms of Planning Enforcement, such as injunctive proceedings, do not arise particularly regularly. During the financial year 2016/17 the sum of £5,000 was recovered in relation to the enforcement of an injunction.	Martin Goodman Ext. 7245

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LOCAL PLAN UPDATE

Planning Advisory Committee - ~~1 March 2018~~ 14 March 2018

Report of Chief Planning Officer

Status For information

Key Decision No

Executive Summary

This report provides an update on progress on the draft Local Plan. The Issues and Options nine-week consultation ended in October 2017 and we received over 15,000 responses to the main survey consultation (30% of households responded) and over 200 responses covering both technical and site specific issues. We have reviewed these responses to inform the draft of the new Local Plan and are assessing the 400 sites that have been submitted under the 'call for sites', through the Sustainability Appraisal (SA) process. A number of evidence base studies and work-streams are coming to a conclusion, including Heritage, Biodiversity and Gypsy and Traveller provision, and an update is provided on these areas.

This report supports the Key Aim of Protecting the Green Belt.

Portfolio Holder Cllr. Robert Piper

Contact Officer Hannah Gooden, Ext. 7178

Recommendation: To note progress on the draft Local Plan

Reason for recommendation: To enable progression of the draft Local Plan

Site Assessment

- 1 The Issues and Options consultation outlined a District-wide development strategy which focuses growth first within existing settlements, then considers the contribution of 'brownfield' or 'previously developed' land and only then looks at the Green Belt where there are 'exceptional circumstances'.
- 2 The vast majority of the approximately 400 green belt sites that were submitted under the call for sites will not be taken forward into the draft Local Plan as they will not present the 'exceptional circumstances' required to amend the green belt boundary.

- 3 We are currently focusing our attention on sites which suggest there are ‘exceptional circumstances’ related to their development. We are undertaking a review of deliverability and other material considerations, including any promoted social and community benefits which could facilitate a proposed development and address evidenced infrastructure deficiencies in an area. There are a number of sites emerging that propose infrastructure that could meet an evidenced need. Outlined below are a number of these larger (100+ unit) sites which have been submitted to the call-for-sites, which include infrastructure in addition to housing. ***These sites are currently under consideration and assessment and their inclusion in the draft Local Plan has not yet been determined.***

Town / Location	Site (Promoter)	Infrastructure Proposed
Sevenoaks	Sevenoaks Northern Masterplan - Sevenoaks Quarry and Bat and Ball area (Tarmac and others)	Employment/business space Community Centre and facilities Leisure Lake
Swanley	Land to West of Beechenlea Lane and South of railway line (Cooper Estates)	Primary school Open space / play space / allotments Transport improvements
Edenbridge	Land at Four Elms Road, East of Edenbridge (Cooper Estates / KCC)	Hospital/GP Senior School
Westerham	Which Way Westerham - land to North and East of Westerham off Beggars Lane (Squerryes Estate)	Relief road and earth bund to M25 Common Land Employment Space Community facilities
Pratt’s Bottom	Broke Hill Golf Course, adjacent to Knockholt Station (Quinn Estates)	Local service centre Employment space including incubator business space Sports hub and playing fields Secondary school Public open space provision Self build plots

- 4 The site to the west of Edenbridge, which was being promoted as a cross-border garden village, is now not being considered by Tandridge as a reasonable alternative for the Tandridge Local Plan.
- 5 Further work is being undertaken with the promoters of these sites to understand whether the infrastructure that is being proposed meets an evidenced local need, whether the infrastructure helps deliver against a number of strategic objectives (e.g. health, economic development, environment), and what is the required level of development to facilitate the infrastructure. Where Neighbourhood Plans (NP) are in development, we are meeting with the relevant town councils to ensure that there is consistency with the emerging draft Local Plan.

Sustainability Assessment

- 6 Approximately 400 sites have been submitted under the ‘call for sites’ and through the Issues and Options consultation last year. These sites have been reported and assessed for suitability through the Strategic Housing and Economic Land Availability Assessment (SHELAA) process. A Sustainability Appraisal (SA) is currently being undertaken, which reviews all the sites to help us understand which may be sustainable proposals, to inform the preparation of the draft Local Plan.
- 7 It is a legal requirement to produce a SA concurrently with the Local Plan. The SA considers and communicates the likely significant effects of a plan, and the reasonable alternatives considered during the plan making process, in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding or mitigating negative effects and maximising positive effects. Through this approach, the SA seeks to maximise the emerging Local Plan’s contribution to sustainable development
- 8 Sustainability covers a wide range of themes and we are using a matrix of site assessment criteria to assess each of the sites, as set out in the table at Appendix A.

Evidence Base work

Biodiversity Analysis:

- 9 The Biodiversity Analysis work is a further evidence base document to support the Local Plan. The study includes an analysis of the biodiversity value of the District. This information will be used to inform the site appraisals for the draft Local Plan and to identify areas for biodiversity enhancement.
- 10 A team from the consultancy Aecom undertook high level Biodiversity Analysis of the District to identify areas of “high”, “medium” or “low” biodiversity value. This is presented in GIS format as an interactive map layer. The GIS map layer is accompanied by a written document detailing the purpose and methodology of the analysis. (Appendix B)
- 11 A Duty to Co-operate Stakeholder workshop was held in September 2017 to discuss and agree the approach and methodology of the Biodiversity Analysis. The workshop was attended by representatives from the Environment Agency, KCC Ecology, Kent Wildlife Trust, North West Kent Countryside Partnership, both AONB units and Neighbouring authorities. Natural England and the Kent Nature Partnership were invited but did not attend. All attendees were supportive of the proposed methodology.
- 12 The Council partner with a number of external wildlife and countryside organisations to undertake biodiversity projects within the District. We also provide some funding to the Kent Downs and High Weald AONB Units, Kent Wildlife Trust and the North West Kent Countryside Partnership. This funding

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is used to develop and deliver projects within the District and is also used as match funding for larger scale projects such as the £3.65m heritage lottery funded Darent Valley Landscape Partnership Scheme. Details of other projects undertaken on our behalf by the North West Kent Countryside Partnership are reported annually in the Authority Monitoring Report available on our website.

https://www.sevenoaks.gov.uk/info/20014/planning_policy/257/authority_monitoring_reports

13 Biodiversity projects have included:

- Working with St Mary's Church in Riverhead to develop their churchyard for wildlife and access
- Transforming two individual ponds at Otford Primary into one large pond. The whole school will now benefit from using the pond for science lessons and the flora and fauna now have a healthier habitat.
- Working with St Paul's school Swanley to improve their garden area for wildlife, educational purposes and recreation.
- Assisting in managing Hartley woods including coppicing to improve the habitat for wildlife
- Habitat improvements along the River Darent and the River Eden (with Kent Wildlife Trust)

14 This evidence document will provide our partners with details about the biodiversity value of the district in terms of wildlife and habitats. These sites have the greatest improvements for biodiversity. We intend to use this information to develop projects which can be delivered in partnership with wildlife and countryside organisations, Town/Parish councils, landowners and the local community.

15 The evidence will also be used to ensure we recognise, conserve and enhance the biodiversity value of any development sites within the District.

Gypsy and Traveller provision:

16 The Council endorsed the Gypsy and Traveller Accommodation Assessment (GTAA) in April 2017. The GTAA identified the current and future needs of the traveller communities within the District and found that an additional 51 pitches should be provided between April 2017 and March 2035. This need has since reduced to 43 pitches due to planning and appeal decisions since April 2017.

Identifying Suitable Sites

17 National policy states that the process for identifying sites for Gypsy and Traveller Accommodation is the same as for potential housing sites. Sites can be submitted to the Council for consideration and all sites are assessed

for suitability, sustainability and deliverability. Currently no new greenfield sites in the greenbelt have been submitted to the Council for Gypsy and Traveller pitches.

- 18 Work has begun to identify suitable sites to accommodate permanent pitches to meet the need. This has included:
- Writing to the owners and occupiers of all existing Gypsy and Traveller sites (permanent, temporary and unauthorised) to ascertain if they wish to promote their site for permanent pitches.
 - Writing to the owners of all sites previously submitted to the Council during the Gypsy and Traveller Plan work to ascertain if the sites are still available and still promoted.
 - Inviting sites to be submitted through the “Call for Sites” process and the Local Plan Issues and Options consultation.
 - Reviewing the sites already in the Strategic Housing and Economic Land Availability Assessment which were considered suitable for Gypsy and Traveller pitches.
- 19 Initial indications of the assessment work suggest that the full need can be met in the following ways on suitable sites.
- Identifying existing temporary pitches that can be made permanent
 - Identifying additional pitches on sites with existing pitches within the current site boundary to achieve a higher density
 - Identifying additional pitches on sites with existing pitches with small scale minor boundary amendments in consultation with Local Members
- 20 It is important to note that:
- All sites will be assessed in the same way as for potential housing sites
 - Not all sites assessed will be found suitable for additional permanent pitches
 - A site will not automatically be found suitable just because there are existing temporary or unauthorised pitches
 - Where pitches can only be accommodated through small scale boundary amendments the new boundary will be tightly drawn and limited to the built area. This will lead to tighter more enforceable boundaries.
- 21 By assessing all existing sites the cumulative impact of pitches on the local area can be fully considered.

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Programme

22 There are a number of ongoing Local Plan work-streams:

Piece of work	Work outstanding	Expected completion / PAC report
Biodiversity Value Study	Finalising data and mapping and consideration of which sites need onsite surveys	End of Jan - Data, mapping PAC – March
Historic Environment Review	Part one – draft received for review Part two – to be completed	PAC – March
SHELAA 2018 update	Approx 100 additional sites taking total to 400.	Feb
Sustainability Appraisal & deliverability assessment of 400 sites	Ongoing	Feb
Finalise draft allocations	To be completed once the sustainability appraisal and deliverability assessments are complete.	March
Brief members on draft allocations	To be completed once the draft allocations are finalised. Member drop-in sessions to discuss sites in their areas.	End March
Duty to co-operate	Statements of Common Ground in preparation for West Kent and on Ashdown Forest	PAC – April
Gypsy and Travellers	Identify potential sites and complete assessments. Contact land owners of potential sites for agreement and undertake site visits.	PAC - March March – complete assessments, discuss with local members and agree potential sites.
Swanley Transport Study	Study underway	PAC - April
Strategic Transport Assessment	-	PAC – April To commence once sites are known (March-May)

Infrastructure Delivery Plan	Information requests drafted but not issued	PAC - April To commence once sites are known (March-May)
Viability	-	PAC - April To commence once draft policies finalised (including affordable housing) (March-May)

- 23 In relation to Ashdown Forest, which is a habitat protected by European legislation, there is concern regarding the impact of nitrogen deposition (emitted by vehicles) on the site. Although hopefully not a showstopper, this issue is being carefully monitored by officers and we are working closely with other affected authorities to resolve this issue and are members of the Ashdown Forest Officer Working Group. An update will be provided at the next PAC meeting in April.
- 24 A Statement of Common Ground is in preparation with Wealden DC (where the forest is located) and neighbouring authorities, which will set out areas of agreement and disagreement between the different authorities and will assist in providing clarity in forthcoming Local Plan examinations. The Planning Advisory Service (PAS) is facilitating this process. It should be noted that Wealden has previously challenged a local plan (Lewes and South Downs Joint Core Strategy) through a judicial review in the High Court and the challenge was upheld. In summary, the Habitats Regulations Assessment (HRA) associated with the Lewes Local Plan was considered flawed because it did not consider effects (on Ashdown Forest) of the proposed plan ‘in combination’ with Wealden’s own plan.
- 25 At present, Wealden DC is only determining planning applications which can be proven not to result in additional traffic movements. In practice this means it is primarily brownfield sites which have vehicle movements already associated with them which are allowed to proceed or single replacement dwellings. Applications which result in additional traffic movements are currently being held in abeyance. Wealden DC has also recently objected to approximately 70 planning applications in neighbouring authorities (Tunbridge Wells Borough, Rother District, Lewes District, Mid Sussex District, Tandridge District, Horsham District, Crawley Borough, Hastings Borough, and Brighton & Hove City). SDC has received one objection, to a barn conversion in Cowden. The objection was subsequently withdrawn due to an extant permission. Only a very small area of the District (around Cowden and Fordcombe) falls within the 7km zone of Ashdown Forest, which is the primary area of consideration.

Next Steps

- 26 Our work programme for spring is outlined in the table above. We will prepare a Local Plan update report to be considered by PAC in April covering:
- Duty to Co-operate - Statements of Common Ground
 - Swanley/District-wide transport evidence
 - Viability
 - Infrastructure
- 27 The structure of the draft Local Plan is outlined below, which builds upon the key topics highlighted in the Issues and Options consultation document. It is set out in nine chapters, which cover both strategic and development management policies, together with site allocations.

Chapter 1. Ensuring development is sustainable

- NPPF 'golden thread', 'whole plan' viability, health
- Flood risk, climate change, carbon neutral

Chapter 2. A balanced strategy for growth in a constrained District

- Built up areas/brownfield/exceptional circumstances
- Duty to co-operate

Chapter 3. Protecting, conserving and enhancing Green Belt, landscape and the natural environment

- Green Belt
- AONB

Chapter 4. Safeguarding places for wildlife and nature

- SAC/SPA, SSSI, other habitats, trees, ancient woodland, species

Chapter 5. Ensuring well-connected communities are supported by appropriate infrastructure

- Viability, S106/CIL, infrastructure plan, transport, allocations

Chapter 6. Providing for housing choices

- SHMA and SHELAA, allocations

- Housing Strategy, Affordable, lifetime homes, density, meeting the needs of young families, options for the elderly, pitches for Gypsies and travellers, custom and self build

Chapter 7. Supporting a vibrant and balanced economy

- Allocations, Economic Development Strategy, Use classes, balanced protection/reuse of employment areas, protecting office provision
- healthy town and local centres
- visitor economy/tourism

Chapter 8. Ensuring new development respects local distinctiveness

- Design, heritage, place making
- Noise and light

Chapter 9. Healthy living, Wellbeing and Leisure

- Leisure facilities, community facilities, sports & playing pitches,
- Open spaces

- 28 We are currently drafting the new Local Plan, reflecting our wide-ranging evidence base, and intend to bring a Draft Plan to PAC and Cabinet for public consultation in the summer and examination in spring 2019.

Other Options Considered and/or Rejected

The option not to progress a new Local Plan would leave the Council open to reputational damage and likely Government intervention to produce a Local Plan for the District Council.

Key Implications

Financial

Production of the Local Plan will be funded from the Local Plan reserve.

Legal Implications and Risk Assessment Statement.

Preparation of a Local Plan is a statutory requirement. There are defined legal requirements that must be met in plan making which are considered when the plan is examined by a Government Planning Inspector. Risks associated with Local Plan making are set out in the Local Development Scheme.

Equality Assessment.

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful

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discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups. The preparation and adoption of a Local Plan will directly impact on end users. The impacts will be analysed via an Equalities Impact Assessment (EqIA) to be prepared alongside each key stage of plan making.

Conclusion

The Sevenoaks District Local Plan 2015 - 2035 will replace the adopted Core Strategy 2011 and Allocations and Development Management Plan 2015. The document will reflect other strategic documents of the Council in particular the Corporate Plan, Community Plan and the Housing and Economic Development strategies. It is backed by a substantial evidence base and extensive public consultation and engagement, which will inform the draft Local Plan, which will be prepared for a further round of public consultation this summer.

Appendices

Appendix A: Sustainability Appraisal Assessment Criteria
Appendix B: Biodiversity Analysis Report

Background Papers

PAC key progress reports:
[7 July 2015](#) Local Plan Work Programme
[19 April 2016](#) Local Plan Work Programme
[21 June 2016](#) Local Plan Update
[22 September 2016](#) Local Plan Update
[16 May 2017](#) Local Plan Update
[22 June 2017](#) Local Plan - for consultation
[23 Nov 2017](#) Local Plan consultation update

Richard Morris
Chief Planning Officer

Appendix A: Sustainability Appraisal Assessment Criteria

SA Themes	SA Objectives	Site assessment criteria
Biodiversity and geodiversity	Protect and enhance all biodiversity and geological features	SSSI Impact Risk Zones
		Proximity to a Local Wildlife Site
		BAP Priority Habitat
		Ecological work undertaken by Ecology team
Climate change	Promote climate change mitigation in Sevenoaks District	This element is covered under the 'population and communities' and 'transportation' SA themes
	Support the resilience of Sevenoaks District to the potential effects of climate change	Fluvial flood risk
		Surface water flood risk
Landscape and Historic Environment	Protect, maintain and enhance Sevenoaks District's cultural heritage resource, including its historic environment and archaeological assets.	Proximity to a Conservation Area
		Proximity to a Registered Park or Garden
		Proximity to a Scheduled Monument
		Proximity to a listed building
		Proximity to an area of archaeological importance
	Protect and enhance the character and quality of Sevenoaks District's landscapes and townscapes.	AONB
Environmental Quality	Improve air, soil and water quality.	Landscape sensitivity
		AQMA
Land, Soil and Water Resources	Ensure the efficient use of land.	Groundwater SPZs
		PDL NPPF definition
		PDL Sevenoaks definition
		Agricultural land classification
	Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	Green Belt
		N/A: It is not appropriate to evaluate distance-based criteria for this SA Objective.
	Use and manage water resources in a sustainable manner.	N/A: It is not appropriate to evaluate distance-based criteria for this SA Objective.
		N/A: It is not appropriate to evaluate distance-based criteria for this SA Objective.

SA Themes	SA Objectives	Site assessment criteria
Population and Communities	Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	N/A: It is not appropriate to evaluate distance-based criteria for this SA Objective.
	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities. Reduce deprivation and promote more inclusive and self-contained communities.	Settlement hierarchy
Health and Wellbeing	Improve the health and wellbeing of Sevenoaks District's residents.	Open space
		Proximity to a public right of way (PRoW)
Transportation	Promote sustainable transport use and reduce the need to travel.	Proximity to a train station
		Proximity to a bus stop
		Proximity to a cycle route
Economy	Promote the economic vitality of Sevenoaks District.	Employment site
Town and Local Centres	Promote the vitality of Sevenoaks District's Town, Neighbourhood and Village centres.	Proximity to a town or local centre

APPENIDX B

Biodiversity Analysis of Sevenoaks District

Sevenoaks District Council

Project number: 60495206

February 2018

Quality information

Prepared by	Checked by	Verified by	Approved by
AW Graduate Ecologist	EC Senior Ecologist	JF Associate	JF Associate

Revision History

Revision	Revision date	Details	Authorized	Name	Position
01	Dec 2017	Draft for client comment			
02	Feb 2018	Final			

Prepared for:

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1. Executive Summary

AECOM was commissioned by Sevenoaks District Council to undertake an assessment and analysis of the biodiversity value of land within the District to inform the District's emerging Local Plan and to be used in determining future planning applications. This biodiversity assessment was commissioned in response to an estimate of objectively assessed housing need (OAHN) for the District in September 2015 which was published in the Sevenoaks and Tunbridge Wells Strategic Housing Market Assessment (SHMA). The OAHN, which had regard to relevant underlying trends (including the latest available demographic projections, anticipated economic growth and market signals), established a need for 12,400 dwellings to be delivered in the District over the period 2015-2035.

In order to strategically assess the siting of potential future housing and employment developments, and to identify areas of suitable for habitat enhancement, all land within the District was digitised using GIS. Each area of land was digitised using polygons and was categorised as 'low', 'medium' or 'high' biodiversity value. This assessment was based on a protocol related to known biodiversity value (such as statutory or non-statutory designations for wildlife, areas previously identified as priority habitats), and analysis of habitat types based on aerial photography.

Each of the potential development sites in the Strategic Housing and Economic Land Availability Assessment (SHELAA) was assessed based on their suitability for development and potential for ecological enhancement, respectively. Sites were ranked according to their biodiversity value, proximity to settlements, presence within the green belt or wildlife site, and presence of priority habitats. This information will feed into the site appraisal process when selecting sites for potential development in the draft Local Plan. In addition 42 sites were identified as potentially suitable for potential ecological enhancement opportunities.

2. Introduction

2.1 Project background

AECOM was instructed by Sevenoaks District Council to undertake an assessment and analysis of the biodiversity value of land within the District. The report was commissioned in response to an estimate of objectively assessed housing need (OAHN) for the District in September 2015 which was published in the Sevenoaks and Tunbridge Well's Strategic Housing Market Assessment (SHMA, 2015). The OAHN, which had regard to relevant underlying trends (including the latest available demographic projections, anticipated economic growth and market signals), established a need for 12,400 dwellings to be delivered in the District over the period 2015-2035. This equates to an average of 620 new dwellings per annum.

The selection of development sites within Sevenoaks District is significantly constrained by national and local wildlife, landscape and other designations (e.g. 93% of the District is covered by the Metropolitan Green Belt and 60% by AONB). Moreover, several Sites of Special Scientific Interest (SSSIs) are located adjacent to the built up area of Sevenoaks town, including the Dryhill SSSI, the Sevenoaks Gravel Pits SSSI, the Greatness Brickworks SSSI, the Knole Park SSSI and the Hubbards Hill SSSI, while Westerham is flanked by Westerham Woods SSSI and the Westerham Mines SSSI.

Given the constraints in the District, it is understood that it will be challenging to sustainably accommodate this need. Therefore the Council are ensuring that all reasonable development options are fully considered and fully evidenced.

The National Planning Policy Framework (NPPF) was published in March 2012 (Department for Communities and Local Government, 2012) and details the Government's planning policies for England and how these are expected to be applied. The NPPF states the commitment of the UK Government to minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity. The NPPF emphasises that *"[p]ursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):... moving from a net loss of bio-diversity to achieving net gains for nature"* (paragraph 9). Moreover, *"[l]ocal planning authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure"* (paragraph 114).

In light of the need to reconcile the delivery of new development during the plan period (to 2015 – 2035) with the conservation and enhancement of biodiversity in line with the NPPF, the Council identified the need to establish a robust biodiversity evidence base to support the choice of housing and employment allocations through the Sevenoaks District Local Plan (2015 – 2035) (Sevenoaks District Council, 2017) and to potentially deliver net gain (e.g. through identifying lower value land for biodiversity which could be proactively enhanced through developer contributions). The evidence base will also be used by Development Management to determine future planning applications.

This document is intended to help support the evidence base by assisting in the site selection for the Local Plan. It also identifies sites that could potentially be subject to ecological enhancement.

2.2 Scope

The scope of the analysis of biodiversity within this report was as follows:

- make an initial assessment of the biodiversity value of land within the District through the creation of a Geographical Information System (GIS) geodatabase;
- Create a digital map to illustrate areas of low, medium and high biodiversity value within the District;
- Identify areas where further ecological survey may be required to assess the biodiversity value in detail; and
- Identify areas of land that provide opportunity for ecological enhancement.

3. Methods

3.1 Habitat Digitisation

Habitats within the Sevenoaks District were digitised into spatial data and transposed onto a map of the District using GIS using the following methodology.

Existing geodatabase files were loaded onto the District map before digitisation of remaining land was undertaken. These files were obtained from Sevenoaks Local District Council and Kent and Medway Biological Record Centre (KMBRC) and contained data relating to sites designated for nature conservation, priority habitats, Biodiversity Opportunity Areas, existing settlements, wildlife reserves, country parks, historical parks and gardens, the National Forest Inventory, Sevenoaks Public Rights of Way (PRoW) and flood zones. In addition, aerial photography of the District was used within the GIS as a reference with respect to current habitat.

Initially, all areas covered by the following were assigned a value of high biodiversity:

- Within an existing designation for nature conservation, country park, historical park and gardens or the National Forest Inventory;
- within the boundary of a previously identified priority habitat; and
- Habitat within 50m of a SSSI.

Following this initial step, polygons were digitised manually around remaining habitats within the District visible on aerial photography. Each habitat was assessed to be have either 'low', 'medium' or 'high' biodiversity value, as per the protocol on Table 1. From this analysis, a GIS layer was created depicting the spatial makeup of the District's land and accompanying biodiversity value.

Table 1 Assessment criteria for assessing the biodiversity value of habitats/land

Biodiversity Value	Qualifying habitats/land
Low	<ul style="list-style-type: none"> • Large residential areas • Buildings • Road verges (other than identified road verge designations) • Car parks • Working quarries • Amenity grassland, sports pitches and gardens • Arable fields • Derelict sites (e.g. spoil heaps, large areas of bare ground) • Airfields • Construction sites • Filter beds • Industrial sites • Motor racing tracks • Tennis courts
Medium	<ul style="list-style-type: none"> • Pasture • Parkland • Small networks of pasture and arable fields • Brownfield • Grassland with scrub • Scrub habitats • Plantation woodland • Areas of grassland habitat • Disused quarries • Golf courses • Allotments • Cemeteries

Agenda Item 6

Biodiversity Value

Qualifying habitats/land

	<ul style="list-style-type: none">• Treelines (wind breaks)
High	<ul style="list-style-type: none">• Nature conservation designation (statutory or non-statutory)• Habitat within 50m of a SSSI• Ancient woodland• Country parks• Priority habitat (UK BAP) e.g. lowland heathland, lowland meadow, ponds, lowland mixed deciduous woodland, parkland, acid grassland, calcareous grassland• Woodland strips• Habitat with substantial connectivity• Hedgerows• Ponds, open water, lakes, streams, wet ditches, rivers• Wildlife Trust Reserves• Nature Reserves (other) e.g. Roadside Nature Reserves

3.2 Site Analysis

A list of sites being considered by the SHELAA was provided by Sevenoaks District Council. Using a set of criteria provided by the Council these sites were analysed and the results will be used to assist in identifying suitable sites for proposed allocation. In addition, a list was produced of sites recommended for ecology survey representing opportunities for potential ecological enhancement/habitat creation.

The hierarchy applied in preparing this evidence were as follows:

- Land outside the green belt;
- 100% brownfield habitat within the green belt;
- Part green/part brownfield within the green belt;
- Greenfield on the edge of a settlement; and
- Greenfield within the greenbelt.

Using these criteria, an analysis was run using GIS to determine the percentage overlap of all digitised sites with habitat of low, medium and high biodiversity value, with the greenbelt, with wildlife sites and nature conservation designations. All sites were then assessed either for their potential suitability for development and/or for future ecological enhancement.

3.2.1 Consideration of Potential Development Sites

Site analysis for development opportunities not only took into account biodiversity value, but other factors such as proximity to settlements and designated sites. The assessment criteria listed in Table 2 was used to identify sites where biodiversity would not prohibit development. This information will feed into the wider site appraisals ahead of identifying potential development sites in the draft Local Plan.

Table 2 Assessment criteria and associated categories for potential development sites

Selection criteria	Associated categories	Criteria hierarchy
Is the Site located within the green belt?	Yes, no or partially	1. No 2. Partial
Has the Site been previously developed?	Yes, partial yes, partial no or no.	1. Yes 2. Partial 3. No
Biodiversity value	Low, medium or high	1. Low 2. Medium 3. High
Is the Site located within 500m of an existing development?	Yes, no	1. Yes
Is the Site within a wildlife site?	Yes (>90%), no or partially	1. No 2. Partial
Does the site contain potential NERC Act, Section 41 habitats?	Yes or no (determined by descriptions of current land use)	1. No 2. Yes

3.2.2 Opportunities for Ecological Enhancement

Site analysis and prioritisation for ecological enhancement took into account biodiversity value, proximity to settlements and designated sites. By assessing all sites' ratings for development a shortlist of sites remained after eliminating sites based on the criteria listed in Table 3. Any sites located within the green belt or within a wildlife site were ranked as a high priority. Once shortlisted, the sites were collectively ranked based on a combination of variables. Consideration for a higher ranking was given based on the presence of priority habitat, location within 500m of a development and for land that had not previously been developed (Table 3). Where possible, these locations were also selected based on the potential for enhanced sites to create a corridor between existing habitat.

Agenda Item 6

Biodiversity Analysis of Sevenoaks District

Project number: 60495206

Table 3 Assessment criteria and associated categories for selecting sites for ecological enhancement

Selection criteria	Associated categories	Criteria hierarchy
Is the Site located within the green belt?	Yes, no or partially	<ol style="list-style-type: none"> 1. Yes 2. Partial
Has the Site been previously developed?	Yes, partial yes, partial no or no.	<ol style="list-style-type: none"> 1. No 2. Partial no 3. Partial yes 4. Yes
Biodiversity value	Low, medium or high	<ol style="list-style-type: none"> 1. Low 2. Medium 3. High
Is the Site located within 500m of an existing development?	Yes, no	<ol style="list-style-type: none"> 1. No 2. Yes
Is the Site within a wildlife site?	Yes (>90%), no or partially	<ol style="list-style-type: none"> 1. Partial 2. No 3. Yes
Does the site contain potential NERC Act, Section 41 habitats?	Yes or no (determined by descriptions of current land use)	<ol style="list-style-type: none"> 1. Yes 2. No

3.3 Quality assurance

All AECOM Ecologists involved with authoring this report are members, at the appropriate level, of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct when undertaking ecological work.

AECOM is BS EN ISO 9001:2008, BS EN ISO 14001:2004 and OHSAS 18001:2007 Health and Safety accredited.

4. Results

4.1 District Biodiversity Value

An initial assessment of the biodiversity value of land within Sevenoaks District is depicted in Figure 1. The GIS layer containing these data will be issued to the Council alongside this report.

4.2 Identification of Sites for Survey

4.2.1 Consideration of Potential Development Sites

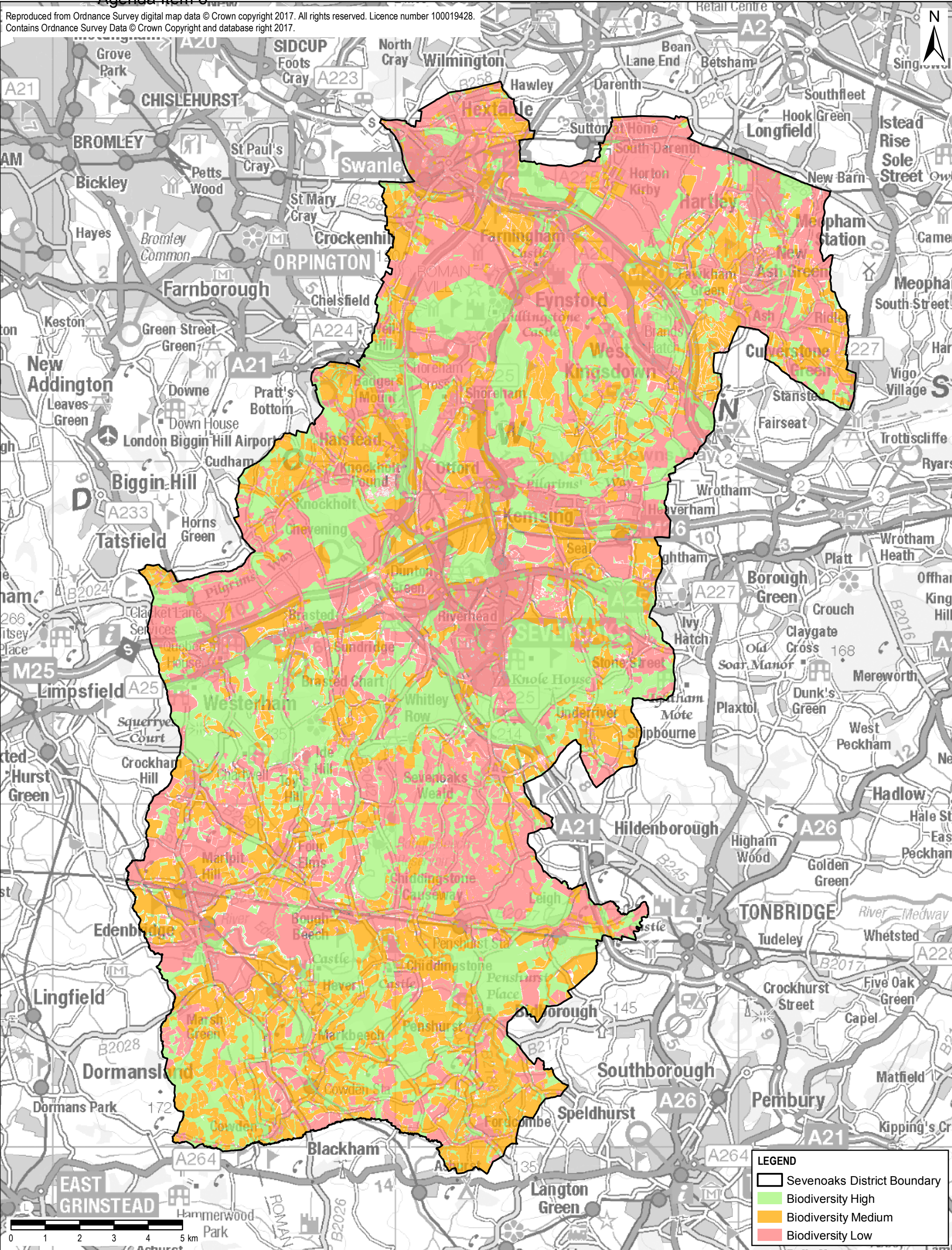
The results of the biodiversity value analysis of the SHELAA sites will be included in the detailed site appraisals to inform the draft Local Plan. They will be used to identify potential sites as well as help to determine design and development guidance for any potential allocations.

4.2.2 Opportunities for Enhancement of Biodiversity

Following screening, 42 sites were identified as potential opportunities for biodiversity enhancement within the District (refer to Appendix A). Figure 2 depicts all sites screened for ecological enhancement using the criteria set out in Table 3 within the District.

Agenda Item 6

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Project Title/Drawing Title		Client		AECOM	
BIODIVERSITY ACROSS THE DISTRICT		SEVENOAKS DISTRICT COUNCIL		MidPoint	
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		05/02/2018	1:100,000	FINAL	
Drawing Number		Page 32		Rev	THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.
FIGURE 1				1	

File Name:K:\5004 - Information Systems\Sevenoaks District Biodiversity\02_Maps\Figure 1 - Biodiversity Across the District.mxd

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Project Title/Drawing Title

5. Discussion

5.1 Proposal for Site Surveys

5.1.1 Consideration of Potential Development Sites and Opportunities for Biodiversity Enhancement

Following screening, 42 sites were identified as potential opportunities for biodiversity enhancement within the District (Appendix A). It is recommended that these sites are subject to further field survey, in order to obtain more detailed information about the biodiversity value of these sites. In addition, following the site appraisals to identify potential development sites in the draft Local Plan, some other sites may benefit from field surveys. On the basis of further survey work, a more informed decision can be made about the potential suitability of each site for allocation as a development site or an area of biodiversity enhancement.

5.2 Proposed Survey Methodology

It is recommended that all sites identified for further survey should be subject to an extended Phase 1 habitat survey, following the methodology set out by JNCC (2010). The purpose of this survey will be to detail all habitats present within each site, each habitats biodiversity value and also scope the site for signs of protected species.

As part of the extended Phase 1 habitat survey, the following assessment for protected and/or notable species should be considered at each site (where application)

- Assess the site's suitability to support roosting bats, using current best practice guidelines (Collins, 2016);
- Habitat Suitability Index assessment of waterbodies present for great crested newt (*Triturus cristatus*), based on the methodology set out by Oldham *et al.* (2000); and
- General assessment of each site's potential to support protected and/or notable species such as hazel dormice (*Muscardinus avellanarius*), badger (*Meles meles*), reptiles and notable invertebrate species.

5.3 Further Analysis for Areas Suitable for Ecological Enhancement

It is recommended that, once further survey work has been completed, further analysis to identify areas for ecological enhancement should be undertaken. This analysis should follow the principles of "Making Space for Nature" (Lawton *et al.*, 2010.), with the aims of creating a resilient ecological network within the District that is "bigger, better and joined".

Further in-depth analysis would focus on habitat types (i.e. woodland and grassland), within a potential site and its surrounding area, the distance of sites from known high biodiversity value habitats and potential cost of enhancement. Within GIS, it would be possible to model potential enhancement with respect to

- Increasing connectivity between areas of high-value habitat through habitat creation;
- Providing ecosystem services such as flood alleviation/mitigation; and
- Creating new areas of public open space with biodiversity value.

6. References

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Lawton, J.H., Brotherton, P.N.M., Brown, V.K., Elphick, C., Fitter, A.H., Forshaw, J., Haddow, R.W., Hilborne, S., Leafe, R.N., Mace, G.M., Southgate, M.P., Sutherland, W.J., Tew, T.E., Varley, J., & Wynne, G.R. (2010); '*Making Space for Nature: a review of England's wildlife sites and ecological network*'. Report to Defra.

Oldham, R.S., Keeble, J., Swan, M.J.S. & Jeffcote, M. (2000) *Evaluating the suitability of habitat for the great crested newt (Triturus cristatus)*. Herpetological Journal 10 (4), 143 – 155

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Appendix A Ecological Enhancement Site Prioritisation

Site reference code	Biodiversity value - High/Medium/Low	Greenbelt (Y/N/Partial)	Greenbelt % overlap	Within wildlife site (Y/N)	Within 500m existing dev (Y/N)	Type/ size of nearby settlement	Potential for NERC S41 habitat Y/N	Existing land use	Previously developed? Y/N/Part Y/ Part N	Survey prioty ranking
HO93	Low	Yes	100	Partial	Yes	Town	No	Agricultural	No	1
HO30	Low	Yes	100	Partial	Yes	Village	No	Equestrian stables and grazing	No	2
HO338	Low	Yes	100	Partial	Yes	Village	No	Agricultural	No	3
HO228	Low	Yes	100	Partial	No		No	Caravans and field	Partial N	4
HO255	Low	Yes	100	Partial	No		No	Agricultural	Yes	5
HO150	Low	Yes	100	Partial	No		No	Commercial (B8)	Yes	6
HO368	Low	Yes	100	Partial	No		No	Restaurant, offices and residential	Yes	7
HO319	Medium	Partial	84.35	Partial	Yes	Village	No	Residential and field	No	8
HO175	Medium	Yes	100	Partial	Yes	Village	No	Agricultural	No	9
HO234	Medium	Yes	100	Partial	Yes	Village	No	Field	No	10
EM10	Medium	Yes	100	Partial	Yes	Village	No	Agricultural	No	11
HO260	Medium	Yes	100	Partial	No		No	Field	No	12
MX24	Medium	Yes	100	Partial	No	Hamlet	No	Commercial	Yes	13
EM12	High	Partial	95.78	Partial	Yes	Town	No	Vacant	No	14
HO68	High	Partial	95.39	Partial	Yes	Village	No	Grazing	No	15
HO78	High	Partial	36.01	Partial	Yes	Village	No	Residential and caravan park	Partial Y	16
HO32	High	Yes	100	Partial	Yes	Town	No	Equestrian stables and grazing	No	17
MX20	High	Yes	100	Partial	Yes	Town	No	Vacant	No	18
MX21	High	Yes	100	Partial	Yes	Town	No	Commercial, retail and residential	Yes	19
HO156	Low	Yes	100	N	Yes	Village	No	Agricultural	No	20
HO157	Medium	Yes	100	N	Yes	Village	No	Agricultural	No	21
HO176	Low	Partial	99.77	N	Yes	Village	No	Agricultural	No	22
HO207	Medium	No	#REF!	N	Yes	Village	No	Open space	No	23

HO211	Low	Partial	99	N	Yes	Village	Yes	Scrubland	No	24
HO290	Medium	Yes	100	N	No		No	Agricultural	No	25
HO328	Low	Yes	100	N	No		No	Agricultural	Partial N	26
HO171	Low	Partial	98.59	N	Yes	Village	No	Agricultural	No	27
HO221	Low	Partial	96.36	N	Yes	Village	No	Agricultural	No	28
HO94	Low	Yes	100	N	Yes	Village	No	Agricultural	No	29
HO235	Medium	Yes	100	N	Yes	Village	No	Field	No	30
HO236	Low	Yes	100	N	Yes	Village	No	Field	No	31
MX5	Medium	Yes	100	N	Yes	Village	No	Commercial and agricultural	Partial Y	32
HO309	High	Yes	100	N	Yes	Village	No	Grazing	No	33
HO219	Medium	Yes	100	N	Yes	Village	No	Agricultural	No	34
HO96	Medium	Yes	100	N	Yes	Village	No	Commercial	No	35
HO283	Medium	Yes	100	Yes	No		No	Field	No	36
HO151	High	Yes	100	N	Yes	Village	Yes	Woodland and vacant	No	37
HO28	Medium	Yes	100	N	Yes	Town	No	Equestrian grazing	No	38
HO295	High	Yes	100	N	Yes	Village	Yes	Agricultural and woodland	No	39
HO342	High	Yes	100	N	Yes	Village	No	Residential and garden	Partial Y	40
HO358	Low	Yes	100	N	Yes	Village	No	Field	No	41
HO90	High	Yes	100	N	Yes	Village	No	Grazing	No	42

LOCAL PLAN UPDATE - HERITAGE

Planning Advisory Committee - ~~4 March~~ 14 March 2018

Report of Chief Planning Officer

Status For information

Key Decision No

This report supports the Key Aim of ensuring that Sevenoaks District remains a great place to live, work and visit.

Portfolio Holder Cllr. Robert Piper

Contact Officer Rebecca Lamb, Ext. 7334

Recommendation: To note progress on the heritage evidence base of the draft Local Plan.

Reason for recommendation: To enable progression of the draft Local Plan

Introduction and Background

- 1 Sevenoaks District Council commissioned a review of the historic environment in the district in a joint project with Tunbridge Wells Council. The review would assist in meeting the recommendations in the National Planning Policy Framework (NPPF) for the inclusion of the historic environment in local plan making. The approach used to carry out the appraisal was consistent with national legislation and policy; specifically paragraphs 126 and 169 of the NPPF and section 7 of Historic England's guidance note *Good Practice Advice in Planning 1: The Historic Environment in Local Plans* (25 March 2015). The project is broken down into two stages, outlined below.

- 2 In addition to the overarching Historic Environment Review a review of five of the District's oldest conservation area appraisals (Leigh, Brasted High Street, Swanley Village, Seal, and Shoreham High Street) has been commissioned. Local authorities are legally obliged to review their conservation areas from time to time as set out in section 69 92) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Many conservation areas in the District were prepared more than a decade ago and review is overdue.

- 3 The Local List project including a new Supplementary Planning Document is almost complete. The production of a local list meets paragraph 2.24 of the Allocations and Development Management Plan (ADMP) 2015 which sets out the aim to produce a Local List. Locally listed buildings are non-designated heritage assets as defined by the NPPF and the Local List supports the evidence base for heritage policies.

Historic Environment Review (HER) - Stage 1

- 4 The aim of Stage 1 of the HER was to draw together existing sources of information and data into a single report to provide a quantitative and qualitative evidence base about Sevenoaks District's historic environment as a basis for plan making (paragraph 169 of the NPPF). This evidence base was then used to assess the significance of the heritage assets and to identify in the report the particular characteristics of the historic environment that give rise to the District's heritage and which are of strategic significance to them now.

Historic Environment Review (HER) Stage 1 report (Appendix 1)

- 5 The report gives a detailed historic overview of the District and identifies overarching geographical themes and social, economic and cultural drivers.
- 6 The report highlights a series of vulnerabilities to the historic environment within the District and also provides a summary of the key opportunities and recommendations for progression into Stage 2.

Historic Environment Review (HER) - Stage 2

- 7 The second stage will build on the information gathered and recommendations made in the first stage report and will be informed by the draft Issues and Options document. It will recommend ways to incorporate the historic environment into the strategic vision and objectives, as well as draft specific policies relating to the historic environment. It will also assess the potential of the District's heritage assets to contribute to the delivery of other sustainable development objectives (social, economic and environmental) and make recommendations for integration with draft policies.
- 8 Officers are due to hold an inception meeting with the commissioned consultants for the second stage in early March.

Conservation Area Appraisal update programme

- 9 A trial programme of updating conservation areas appraisals in a more innovative way has gone out to tender. The proposed format will provide briefer more user friendly documents for residents and planning officers. This review will support the policies relating to conservation areas and the wider historic environment.

Local List programme

- 10 The second tranche of the Local List will be put to Cabinet for adoption in 2018 following the completion of the public consultation. Some buildings on the 1st tranche will be subject to an Article 4 Direction to require planning permission to be sought prior to demolition. The approval of an Article 4 Direction for demolition on certain structures will also be sought from Cabinet for the 2nd tranche.

Other Options Considered and/or Rejected

- 11 A sound evidence base is required to develop the Local Plan and the projects outlined in this report support this.

Key Implications

Financial

Production of any additional policies or research recommend by the report will be funded from the Local Plan reserve.

Legal Implications and Risk Assessment Statement.

Preparation of a Local Plan is a statutory requirement. There are defined legal requirements that must be met in plan making which are considered when the plan is examined by a Government Planning Inspector. Risks associated with Local Plan making are set out in the Local Development Scheme.

Equality Assessment.

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups. The preparation and adoption of a Local Plan will directly impact on end users. The impacts will be analysed via an Equalities Impact Assessment (EqIA) to be prepared alongside each key stage of plan making.

Conclusion

The Sevenoaks District Local Plan 2015 - 2035 will replace the adopted Core Strategy 2011 and Allocations and Development Management Plan 2015. The document will reflect other strategic documents of the Council in particular the Corporate Plan, Community Plan and the Housing and Economic Development strategies. Development of a sound evidence base for the historic environment will inform the draft Local Plan, which will be prepared for a further round of public consultation this summer.

Appendices

Background Papers

Appendix A: Historic Environment Review (Stage 1)

Local List SPD -

<https://www.sevenoaks.gov.uk/locallist>

Richard Morris
Chief Planning Officer

Appendix 1

See separate document

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Planning Advisory Committee Work Plan 2017/18 (as at 30/1/18)

1 March 2018 (6.30pm training)	25 April 2018 (6.30pm training)	19 June 2018	2 October 2018
Local Plan Update - incl: Gypsy & Traveller; Biodiversity; and Heritage	Local Plan Update - incl: DtC Statements of common ground; Swanley/District wide transport evidence; Viability; and infrastructure	Draft Local Plan for consultation	Budget: Review of Service Dashboards and Service Change Impact Assessments (SCIAs)

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