



## 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](http://www.planningconsult.sevenoaks.gov.uk)); or

Email [ldf.consultation@sevenoaks.gov.uk](mailto: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](http://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](http://www.sevenoaks.gov.uk/ldfconsultations)

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



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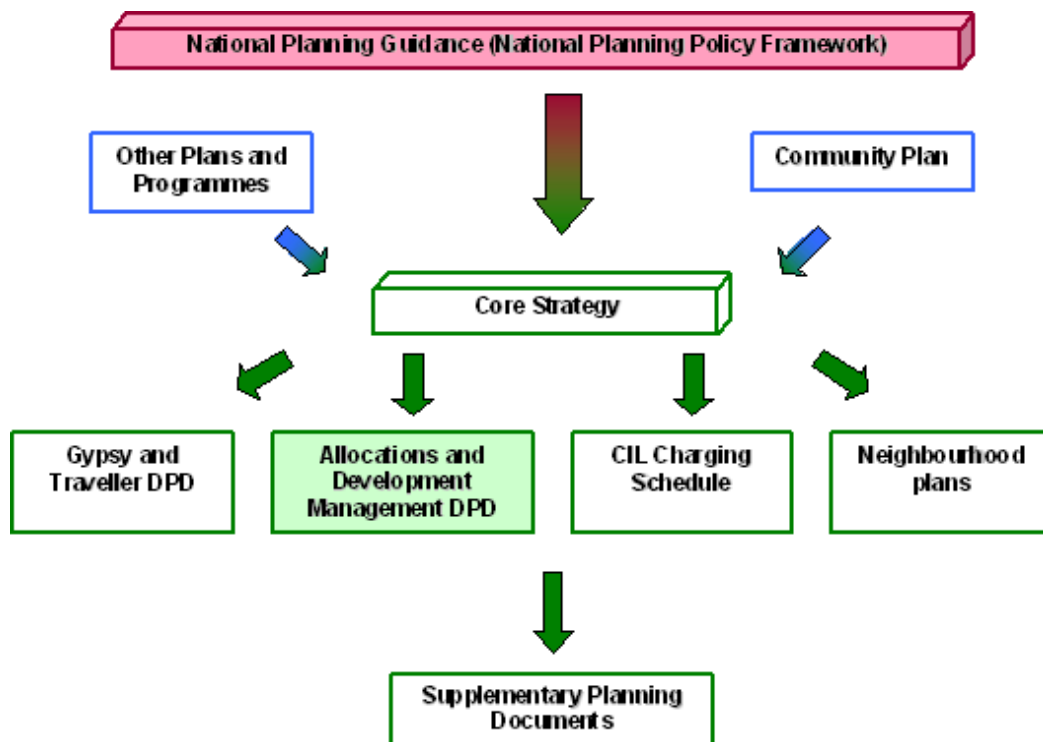
## FOREWORD AND BACKGROUND INFORMATION

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.

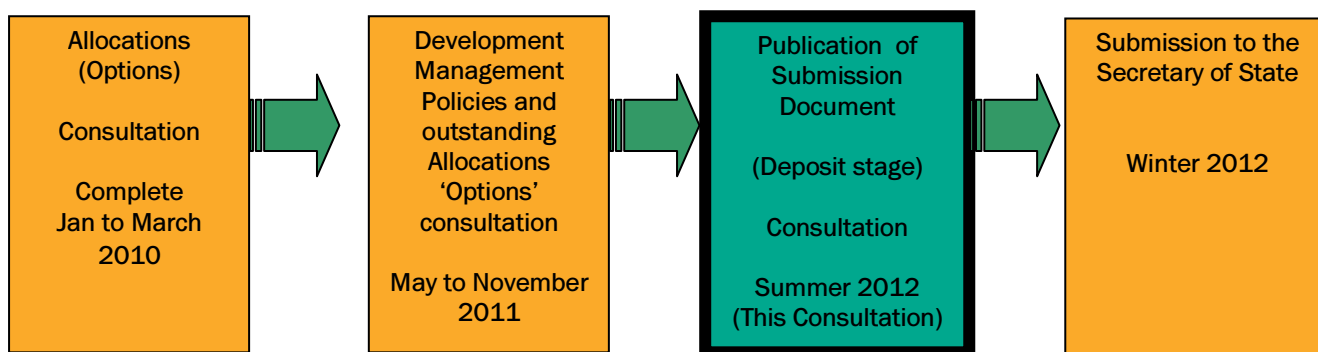
Strategic environmental objectives are to provide housing needs within existing urban areas and village settlements, maintaining Green Belt boundaries and protect the high quality natural environment from inappropriate development.

### 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:



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](http://www.sevenoaks.gov.uk)



## 1 SUSTAINABLE COMMUNITIES & DEVELOPMENT PRINCIPLES

The National Planning Policy Framework (NPPF) paragraphs 6-16 set 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.

### 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 (paragraph 14).

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 developments<sup>1</sup> 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.

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<sup>1</sup> 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 m<sup>2</sup> or more, or the site area is 1 hectare or more.

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 500m<sup>2</sup> and 1,000 m<sup>2</sup> 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 CO<sub>2</sub> 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 – 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.

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 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 NPPF and Core Strategy will be regarded as sustainable subject to complying with the more detailed policies in this plan where relevant.

## 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. Account should also be taken of any adopted Neighbourhood Plans, prepared by local communities.

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 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

## 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

## 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 (paragraph 70).

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**

#### **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 (paragraph 74), 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.

#### **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 Indicators for Sustainable Communities and Development Principles:**

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;

Changes in Settlement Hierarchy services and facilities score for individual settlements

Performance of new housing against Building for Life criteria;

Percentage of dwellings completed meeting the Lifetime Homes Standard;

Development of vacant school buildings;

Development of school playing fields;

## **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 (paragraphs 100-104) 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 (paragraph 123) 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.

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 tranquillity 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
- Areas of Outstanding Natural Beauty (AONB)

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.

The importance of the wider landscape character of the District is recognised by the extent of the High Weald and Kent Downs Areas of Outstanding Natural Beauty. The AONB designation gives these areas the highest protection in terms of their landscape and scenic beauty and highlights the importance of the conservation of the wildlife and the cultural heritage of these landscapes. The character of the AONB’s will be conserved and enhanced primarily through Core Strategy policy LO8 - Countryside and the Rural Economy. Proposals in AONBs will be assessed against LO8 and the detailed development management policies which support this overarching policy, such as SC1 Sustainable Development and GI1 Green Infrastructure and New Development. Any proposal within the AONB must take into account the guidance laid out in the appropriate AONB Management Plan and any relevant more specific AONB guidance for example Kent Historic Farmsteads and Managing Land for Horses.

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.

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.

### **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 number of Heritage Assets;

The Proportion of Conservation Areas with up to date Appraisals;

Change in Conservation Area extents;

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 (chapter nine):

- (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.

- 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, including limited infilling in existing villages;  
Residential development proposals;  
Agriculture and re-use of farm buildings;  
Leisure, tourism and equestrian development;  
Change of use within the Green Belt;  
Design considerations for Green Belt development; and  
Very special circumstances.

The SPD is subject to a separate six-week consultation.

### 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

#### **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.

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

#### **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 (paragraphs 83-84).

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.

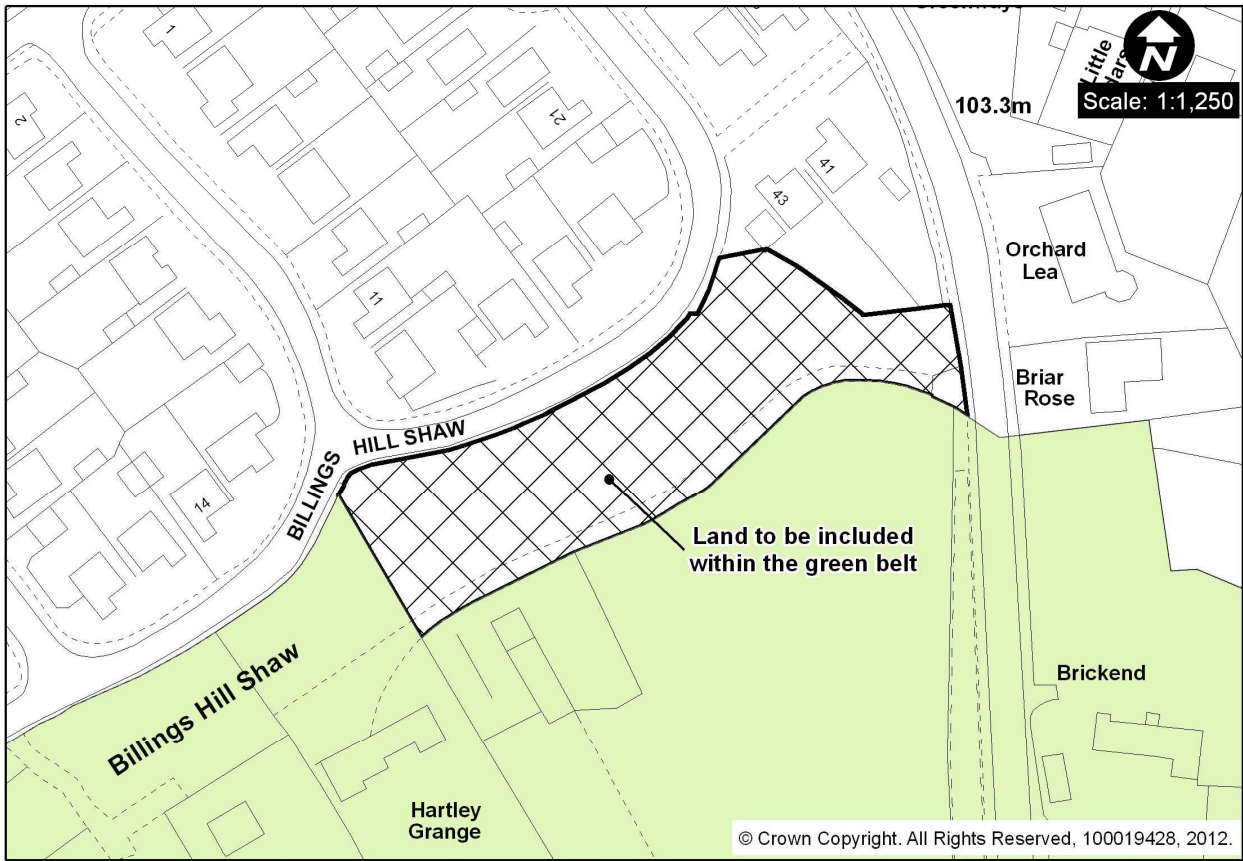
The other site where a green belt boundary amendment is proposed is at Billings Hill Shaw in Hartley. It is proposed that the small parcel of land indicated below is returned to the green belt. This area was previously included within the green belt, until the adoption of the 1994 Swanley Planning Area 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, provide the exceptional circumstances to justify the amendment to the Green Belt in this location.

**Performance Indicators for The Green Belt:**

**Proportion of additional employment floorspace in Urban Confines;  
Proportion of completed housing in Urban Confines;  
Proportion of Green Belt applications overturned at appeal;**

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 at 1<sup>st</sup> April 2012, the completions (2006-2012) and permissions amount to 2,330 units.

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

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 3,691 dwellings for the plan period of 2006 –2026 This amounts to a surplus of approximately 400 units over and above the provision identified (3,300) in the Core Strategy, which will provide flexibility in the housing supply.

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	20
Windfall <sup>2</sup> Allowance Small Sites 2017 – 2026	450
Proposed Housing Allocations	674
Proposed units from Mixed Use Allocations	217
<b>TOTAL</b>	<b>3,691</b>

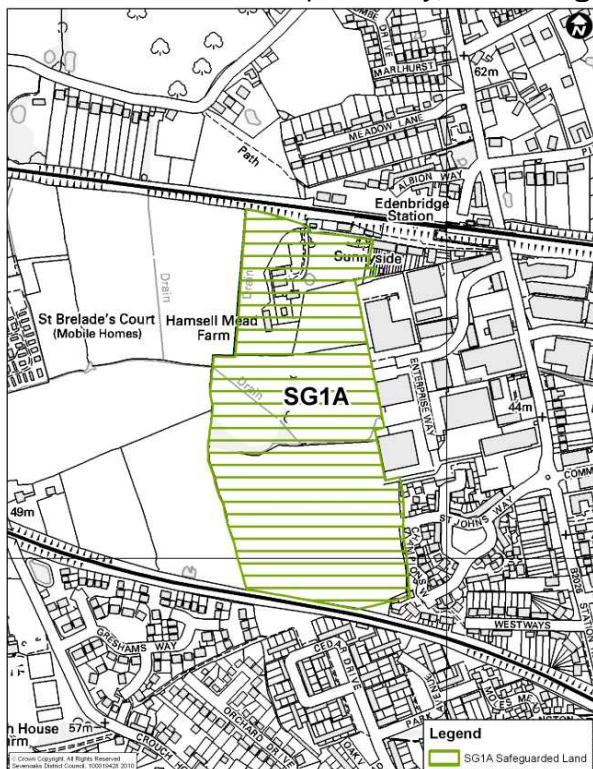
It therefore remains the position that the Council can meet its Core Strategy housing target without the need to release land in the Green Belt and by focussing development within the existing urban and village locations of the District. Further to this, in accordance with the Core Strategy and Settlement 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 LO6) 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 for information.

<sup>2</sup> The NPPF sets out how Local Planning Authorities should demonstrate their housing supply. Windfall sites are permitted to be included within the first 5 years of the housing supply if there is “compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.” Windfalls are defined in Sevenoaks as housing units which are expected to be delivered on sites below the allocation threshold (< 0.2ha). The allowance is calculated by averaging the number of units on previously developed land (not including garden land) provided each year for past 5 years. Allowance has not been included in the first five years, but is made from year six onwards to reflect the unallocated planning permissions (currently 45 dwellings per year from 2016/17 to 2025/26).



## 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

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.

<b>POLICY H1: RESIDENTIAL DEVELOPMENT</b>		
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.		
<b>REF</b>	<b>SETTLEMENT/SITE ADDRESS</b>	<b>APPROXIMATE NO. UNITS</b>
<b>Sevenoaks Urban Area</b>		
H1(a)	Car Park, Hitchin 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
	<b>Sub Total</b>	<b>159</b>
<b>Swanley</b>		
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
	<b>Sub Total</b>	<b>376</b>
<b>Other Settlements</b>		
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)	The Manor House, New Ash Green	30
H1 (q)	Warren Court, Halstead	15
	<b>Sub Total</b>	<b>139</b>
	<b>GRAND TOTAL</b>	<b>674</b>

**Delivery Mechanism**

See detailed design guidance sheets in Appendix 3

### 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.

<b>POLICY H2: MIXED USE DEVELOPMENT</b>		
<p>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.</p>		
<p>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.</p>		
<p>These sites will provide for a range employment, retail and community facilities in addition to housing types, density, mix and tenure considered appropriate.</p>		
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	25
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	<b>100</b> (TBC)
<b>TOTAL</b>		<b>217</b>

**Delivery Mechanism**

See detailed design guidance sheets in Appendix 3  
 Planning Briefs for mixed-use sites will be prepared as appropriate

## **Housing for People with Special Needs, including Older People.**

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 suitable 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.

## 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

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 (paragraph 89) 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 based on design, volume and bulk increase and associated impact that development would have on the openness of the Green Belt.

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

If the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

- 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

#### **Replacement Dwellings in the Green Belt**

The NPPF (paragraph 89) 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).

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

#### **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

**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

#### **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

## 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.

**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.

## Gypsies and Travellers and Travelling Show People

'Planning Policy for Traveller Sites' was published in March 2012, alongside the NPPF, and replaces ODPM Circular 01/06. It maintains the approach that Gypsy and Traveller development is inappropriate in the Green Belt and suggests that local authorities should work collaboratively to meet needs, in accordance with the Duty to Cooperate.

SDC commissioned a Gypsy, Traveller and Travelling Showperson Accommodation Assessment to provide an update on the current need in the District and to consider how the issues on local and historic demand could be addressed. This was completed in March 2012 and the study is based on a survey of 86 resident households and engagement with key stakeholders, such as KCC and SDC site managers.

A Gypsy and Traveller Accommodation DPD is being prepared which will set an overall level of future provision of accommodation for gypsies, travellers and travelling show people. The Council is seeking to identify acceptable sites to be allocated, taking account of relevant planning policy guidance, in the Gypsy and Traveller Accommodation DPD.

### Performance Indicators for Housing and Residential Development:

Progress on Housing Allocations;

Progress on Mixed Use Allocations;

Additional completed units from residential subdivision;

Proportion of residential Green Belt applications overturned at appeal for:

- Extensions
- Basements
- Outbuildings
- Replacement dwellings;

Number of completed housing sites with a net loss of units;

Net additional caravan/mobile home units;

## 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

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.

### 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.

#### **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.

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.

Number of developments with adopted Travel Plans;

Number of developments which depart from Vehicle Parking Guidance Note;

## 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 (paragraphs 73-77) 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

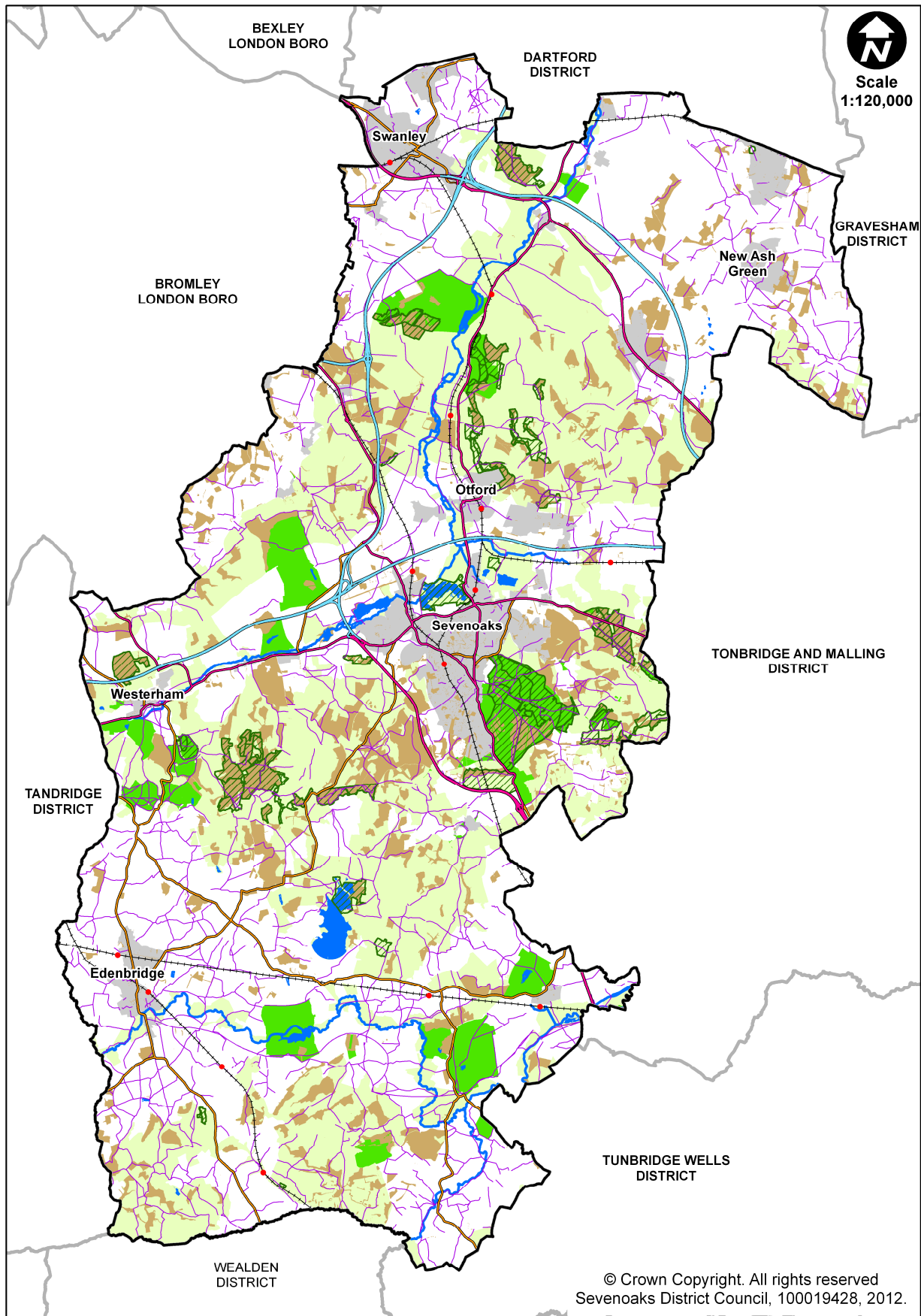
In the District, the Green Infrastructure Network includes nationally designated areas such as:

- Land of biodiversity value, including Biodiversity Opportunity Areas
- 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

### Map Showing Existing Green Infrastructure Network across the District



## Legend

-  SDC Boundary
-  Adjoining Districts
-  Motorway
-  A Road
-  B Road
-  Railway Stations
-  Railway Lines
-  River Corridors and Areas of Open Water
-  Biodiversity Opportunity Areas
-  Biodiversity Sites
  - SSSI's
  - Local Wildlife Sites
  - Roadside Reserves
  - Local Nature Reserves
  - KWT Reserves
-  Public Rights of Way and Cycle Routes
-  Trees
  - Ancient Woodland
  - TPO's
-  Parks and Open Spaces
  - Common Land
  - Country Parks
  - Historic Parks and Gardens
-  Urban Areas

## 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 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

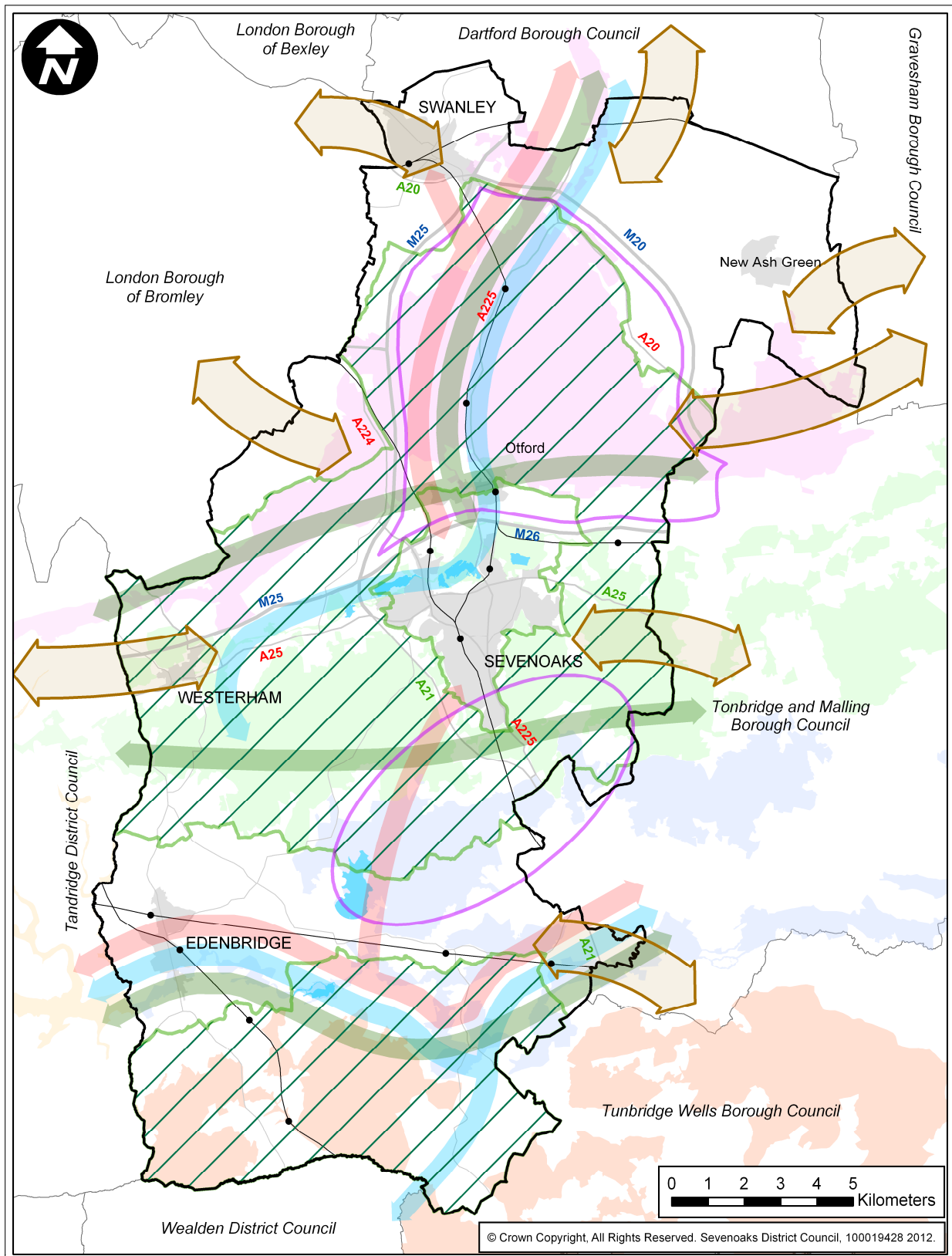
### Legend

-  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

### 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)



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, biodiversity and the landscape character of the site and the surrounding area has been fully considered, including opportunities for provision of additional Green Infrastructure, and where
- b) existing green infrastructure, biodiversity and landscape character 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 and must take account of the guidance within the AONB Management Plans and associated guidance where appropriate.

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

### **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 (paragraphs 76-77) 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
- and that the proposal accords with Policy GI1 and SC2

**Delivery Mechanism:**

See detailed open space allocation maps in Appendix 5

**Performance Indicators for Green Infrastructure and Open Spaces:**

Change in the Green Infrastructure Network;

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. 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
	<b>GRAND TOTAL</b>	<b>76.2</b>

## 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 (paragraph 89) 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 (paragraph 89) 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

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

#### **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, 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 DEVELOPMENT AT BROOM HILL, SWANLEY**

A comprehensively planned employment development at Broom Hill, Swanley, will be supported by the Council, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable. 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

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.

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

**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 Indicators for The Economy and Employment:**

Maintenance of Employment Allocations and Major Developed Sites in the Green Belt;

Progress on Broom Hill development;

Change in Employment floor space in non allocated sites;

## 9 TOWN CENTRES AND SHOPPING

The NPPF (chapter two) 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
<b>Town centre</b> – 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.
<b>Primary shopping area</b> – 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.
<b>Primary shopping frontage</b> – 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 (paragraph 24), 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 (paragraph 23).

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 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.

#### **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 L05) 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 have last been in A1 use) in July/August 2011 and July/August 2012.

**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.

### 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 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 61% of ground floor units were in A1 use (including those vacant units considered to have last been in A1 use) in July/August 2011 and 60% in July/August 2012.

#### **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.

### **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 areas of Sevenoaks and Swanley 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
- London Road, Dunton Green (near Lennard Road)
- Riverhead
- Manse Parade, Swanley

Plans showing the extent of each of these neighbourhood centres are included in Appendix 4.

No neighbourhood shopping centres are designated in Edenbridge. Those existing retail units in Edenbridge and those in Sevenoaks and Swanley 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.

## 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 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 Indicators:**

Change in Retail floorspace in Main Settlements;

Town Centre Health Check;

Proportion of A1 units within Primary Frontages of Sevenoaks Town Centre;

Swanley regeneration scheme;

Proportion of A1 units within Central Area of Town Centre;

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 (chapter three) 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.

### 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.

### 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 (paragraph 81) 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 (paragraph 109) 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 (paragraph 28) 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 (paragraph 112) 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.**

**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.

### 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:**

Additional Hotel and Tourist Accommodation Units in Urban Confines and Green Belt;

Additional tourist attractions and facilities;

Number of equestrian related applications overturned at appeal;

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:

- 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.

### **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

<sup>3</sup> 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.

		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

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

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.