

LOCAL DEVELOPMENT FRAMEWORK

CORE STRATEGY

DRAFT FOR SUBMISSION

January 2010



Contents

1. Role of the Core Strategy	1
2. What is Sevenoaks District Like?	4
3. The Spatial Vision	8
3.1 Introduction	8
3.2 Key Influences	8
3.3 The Vision	13
4. Location Policies	15
4.1 The General Distribution of Development	15
4.2 Development in Sevenoaks Urban Area	20
4.3 Development in Swanley	27
4.4 Development in Edenbridge	33
4.5 The Rural Areas and the Countryside	36
5. General Policies	44
5.1 The Design of Development	44
5.2 Sustainable Development, Climate Change and Air Quality	47
5.3 Housing Policies	53
5.4 Economic Development and Employment Land	63
5.5 Infrastructure Policy	66
5.6 Green Infrastructure, Open Space, Sport and Recreation	69
5.7 Biodiversity	72
Appendices	74
Appendix 1: Housing Trajectory	75
Appendix 2: Saved Local Plan policies to be replaced by the Core Strategy	76
Appendix 3: Building for Life Criteria	78
Appendix 4: Infrastructure Delivery Plan Schedule	79
Appendix 5: Core Strategy and the Community Plan	91
Appendix 6: Glossary	95

Role of the Core Strategy

1.1 Role of the Core Strategy

1.1.1 The Core Strategy is the first Development Plan Document to be prepared by the District Council and is the central component of the new Local Development Framework. It sets out the vision and policies for future development in the District over the period to 2026 as well as providing the policy context for other Development Plan Documents.

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

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

1.1.4 The Core Strategy forms part of the Development Plan for Sevenoaks District and must conform to national guidance. The regional guidance from the adopted South East Plan forms part of the Development Plan. The relationship of the Core Strategy to other policy documents is shown in the diagram.



Stages of Production

1.1.6 The stages of production for the Core Strategy are outlined below

- Identification of Issues

1.1.7 The Council undertook extensive consultation with a wide range of stakeholders starting at the end of 2004

- Consultation on Issues and Options

1.1.8 The Council then developed a series of policy options. These were tested via a survey that was sent in June 2006 to all statutory consultees, those people/organisations listed in the Statement of Community Involvement and anyone who wished to be kept informed of the Council's progress in preparing the LDF.

- Consultation on Preferred Options

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

- Preparation of Core Strategy Submission Draft (This document)

1.1.10 Following consultation on the Preferred Options, the Council has prepared the Core Strategy Submission Document for submission to the Secretary of State.

- Public Examination

1.1.11 There will be an opportunity to make representations on the Submission Document. It will then be examined by an independent inspector and a binding report will be produced which will determine whether the plan is "sound".

- Adoption

1.1.12 If the Plan is found to be sound it can be adopted by the Council.

1.1.13 Structure of the Document

- What is Sevenoaks District Like - A brief description of the District
- Spatial Vision - Sets out the key influences that have shaped the vision and the vision for each of the main towns and rural areas outlining what the plan is aiming to achieve.
- Location Policies - Covers the distribution of development in the District - what will take place where.
- General Policies - Policies which will apply across the district to ensure high quality sustainable development to meet local needs.

1.1.14 For each policy there is an implementation section outlining how it will be implemented. Performance indicators are also listed, which are the measures that will be used to monitor how the policy is working. For some policies there are also targets, which cover critical measures of success for the plan as a whole.

How to Make Representations

1.1.15 If you would like to make representations on the Core Strategy please visit the Council's on-line consultation portal at www.sevenoaks.gov.uk/

1.1.16 Alternatively you can complete a representation form copies of which are available on the Council's web site or in paper form from the Council Offices or the other venues where the document is available for inspection. Representations should be sent by email to: ldf.consultation@sevenoaks.gov.uk

or by post to:

Planning Policy, Sevenoaks District Council, Council Offices, Argyle Road,
Sevenoaks, Kent TN13 1HG. Fax: 01732 451 283.

All comments should be received by the end of [*insert date*].

2. What is Sevenoaks District Like?

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

2.1.2 The quality of the landscape is a distinctive feature of the area. The national significance of the landscape is recognised by the inclusion of 60% of the District within either the Kent Downs (to the North) or High Weald (to the South) Areas of Outstanding Natural Beauty. There are also extensive areas recognised for their nature conservation importance including 17 Sites of Special Scientific Interest and 57 Local Wildlife Sites. It is rare to find such extensive areas of high quality landscape so close to London.

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



Figure 1 Location of Sevenoaks District Council

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

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

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

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

Source: 2001 Census

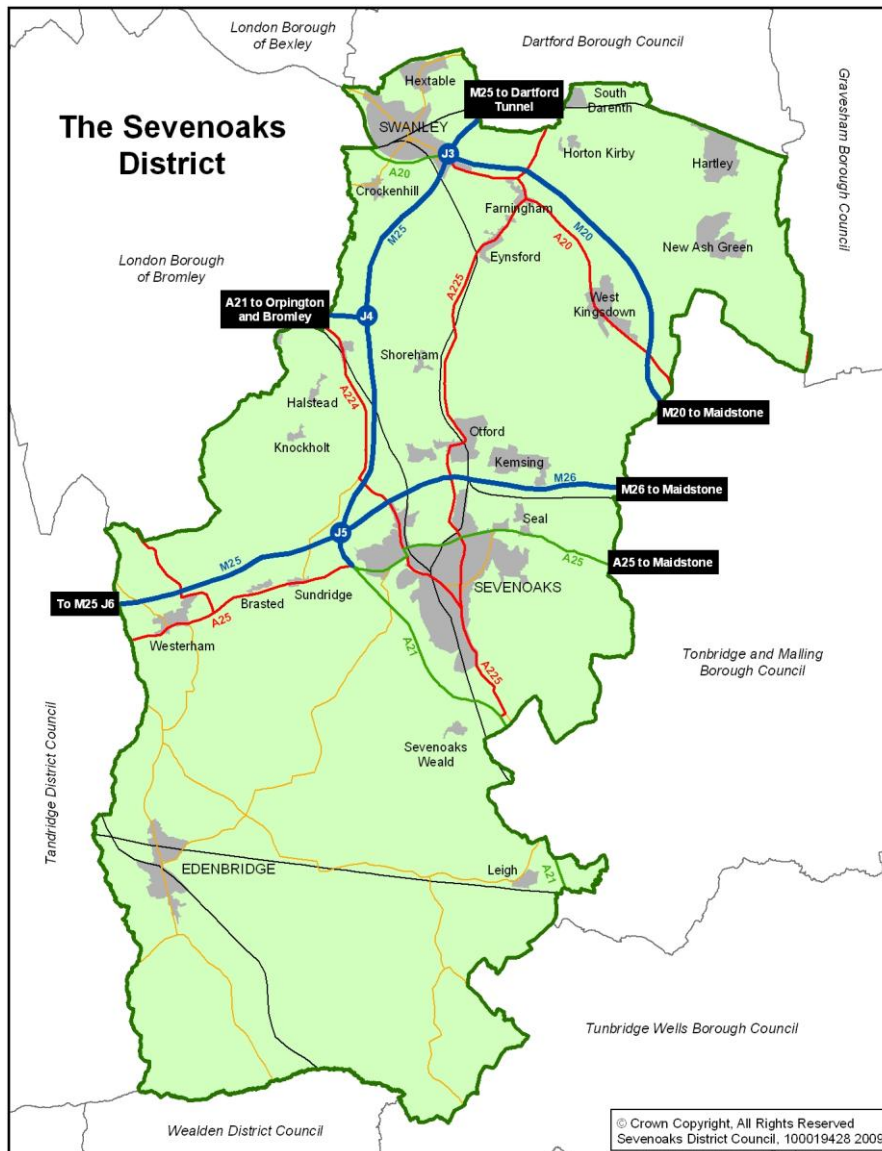


Figure 2 - Sevenoaks District

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

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

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

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

2.1.9 Half the population live in the 40 or so villages and hamlets that are scattered throughout the District. These vary in the size of population, the number and range

of services available (such as primary school, village shop, doctor's surgery, community hall, recreation ground) and access to public transport. However, as with many rural areas, the services and facilities are continually under threat.

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

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

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

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

2.1.14 Unemployment has risen recently due to the impact of the recession but the latest unemployment rate is still relatively low at 2.1% (July 2009) compared to 3.6% for the South East. The 2001 Census showed that 76% of the population had a qualification which is similar to the South East though higher than the national figure of 71%. Levels of car ownership are high with over 44% of households owning two or more cars (compared with nearly 38% for the South East).

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

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

3. The Spatial Vision

3.1 Introduction

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

3.1.2 The vision cannot be developed in isolation. It needs to be consistent with other strategies at a local level, reflect the national and regional strategic policy context, take account of development in adjoining areas, reflect the views of the community and be underpinned by an analysis of the issues facing the District. These key influences are outlined below.

3.2 Key Influences

National and Regional Policy

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

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

The Sevenoaks District Sustainable Community Plan

The Community Plan vision is:

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

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

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

3.2.3 The Community Plan entitled “Making It Happen – Together” was published in 2004 and the action plan was updated in 2007. It is currently being reviewed following an approach that continues to emphasise the links with the LDF. The plan is overseen by the Community Planning Partnership, the local strategic partnership, which includes a wide range of Governmental, business and voluntary groups. The

plan is linked to the Vision for Kent, the community strategy for the County, and to the Kent Local Area Agreement outcomes.

3.2.4 The vision of the LDF Core Strategy aims to represent the spatial expression of the community plan. Appendix 5 shows how the LDF implements relevant parts of the current Community Plan.

Other Strategies and Plans

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

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

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

3.2.7 The relevant statutory transport plan is the Local Transport Plan produced by Kent County Council. A Sevenoaks District Strategy for Transport was published for consultation in October 2009 and has been prepared in parallel with the Core Strategy. It takes account of the development proposals in the Core Strategy and draws on the common evidence base of the Transport Study (see para 3.19 below)

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

Consultation and Engagement

3.2.9 This document follows extensive public consultation on Issues and Options and on the Preferred Options. The initial consultation was carried out jointly with consultation on the community strategy.

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

3.2.11 Engagement has taken place with key statutory consultees including infrastructure providers, enabling the extent of infrastructure needs to be identified.

Background Research

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

3.2.13 The studies are listed here and their findings are referred to in relevant sections later in the document.

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

3.2.14 A series of topic papers provide further information on how the research studies and the strategic planning context have influenced the Core Strategy.

Sustainability Appraisal

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

3.2.16 A report on the appraisal process has been published separately.

3.2.17 A separate “Appropriate Assessment” of the likely effects of the plan on sites of international importance for nature conservation has been completed.

Issues and Challenges

3.2.18 Key issues the strategy needs to tackle are set out below. These take account of the nature of the District as outlined above.

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

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

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

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

3. Protecting the high quality of the natural and built environment

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

4. Providing for future development in Sevenoaks Urban Area

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

5. Improving Swanley

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

6. The future for the rural areas

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

7. Improving the provision of affordable housing

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

8. Meeting the future housing needs of different groups

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

9. Maintaining a dynamic economy

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

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

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

11. Responding to the challenges posed by climate change

The climate is changing and future development in the District needs to adapt to the

potential impact of climate change and to minimise impacts that contribute to climate change

3.3 The Vision

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

The Vision

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

It will deliver the proposed housing requirements of the South East Plan in a sustainable way. A balance of new housing will be achieved with increased provision of affordable housing, smaller homes and housing designed to meet the needs of older people. Accommodation for gypsies and travellers will also be increased.

The high quality natural and built environment will be protected, especially in those parts of the district designated to protect their distinct character. New development throughout the District will be of a high quality incorporating designs that respond to the distinctive local character of areas of high environmental quality or make a positive contribution to the environmental enhancement of other areas. The design of new development will incorporate sustainability principles taking into account potential climate change.

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

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

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

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

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

The countryside outside existing settlements, and outside areas designated as major developed sites within the Green Belt, will continue to be protected and its distinctive character will remain. The separate identity and character of individually distinct villages and towns will be maintained. Small scale

affordable housing schemes adjoining existing villages will be developed to meet identified local need. An active and vibrant rural economy providing a range of jobs and services in rural areas will be supported primarily based on the re-use of existing buildings. The existing major developed sites within the Green Belt will remain and further development within them may occur consistent with their status.

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

Spatial Objectives

3.3.2 A series of spatial objectives have been developed based on the vision. These are listed below:

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

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

To promote sustainable forms of development and sustainable use of natural resources.

To protect the distinctive character and identity of the District's towns, villages and countryside and improve and restore areas which currently lack a distinctive character.

To conserve and enhance the quality of the District's diverse provision of open spaces and increase biodiversity within the built up and natural areas.

3.3.3 These generic objectives guide the whole plan and the distribution of development and form the basis for more specific place shaping and topic based objectives which are listed the separately in the chapters to which they relate.

4. Location Policies

This section deals with the scale, location and timing of future development over the Core Strategy period. It includes specific policies for the towns and villages in the District and for the rural areas.

4.1 The General Distribution of Development

Spatial Objectives

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

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

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

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

4.1.3 93% of the District is designated as Metropolitan Green Belt. The Green Belt aims to check the unrestricted sprawl of large built-up areas, to preserve the setting and special character of historic towns and assist in safeguarding the countryside from encroachment. These objectives are particularly important as over 60% of the District is covered by the High Weald and Kent Downs Areas of Outstanding Natural Beauty which have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. The prime consideration in such areas is the conservation of the natural beauty of the landscape.

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

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

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

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

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

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

Housing Land Supply

4.1.10 The Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) that has been updated to 1 April 2009. The updated assessment shows that the regional housing target for the District can be met from within existing built up areas, enabling the Green Belt to continue to be protected. The main categories of supply are as follows:

Completions (since 2006)	692
Outstanding Permissions (1)	1,366
Potential Allocations (2)	948
Small Site Allowance (after first ten years only) (3)	525
Total	3,531
SE Plan Housing Requirement (20 years @ 165 per annum)	3,300

Note

1 After a deduction has been made to allow for a non implementation rate based on past trends. Outline planning permissions are included in this total

2 Suitable, available and achievable sites identified assessed in the SHLAA

3 75 dwellings per annum based on past trends. Small sites are less than 0.2 ha.

4.1.11 The figures show a surplus of 231 dwellings in relation to the District's housing requirement. This is a comparatively robust supply because a high proportion (62% of the requirement) is made up of development already built or with planning permission. Assuming these elements are built, and a discount has already been applied to the outstanding planning permissions total, then the remaining elements of the supply (potential allocations and small site allowance) exceed the total needed to meet the District's housing requirement by 18.5%.

4.1.12 Housing Trajectory based on the figures is presented at Appendix 1. The trajectory shows that the identified supply exceeds the requirement by the greatest extent over the first ten years. In this period, where the supply is made up of identified deliverable and developable sites, the District requirement, based on the annual figure is exceeded by 861 units (or 40%).

4.1.13 There are other sources of supply that the Council will take into account in monitoring and managing the housing supply over the Core Strategy period.

Development from these sources will be monitored as part of the Annual Monitoring Report and added to the housing land supply. These are:

1. Small sites in the first ten years. In accordance with Government guidance the supply does not include a figure for small sites in this period beyond outstanding permissions. However, past trends suggest that small site windfalls are a significant contributor to housing completions and the SHLAA concludes that this will continue in the future. Actual completions from small site windfalls will count towards meeting the housing target once development is completed.
2. Affordable housing “exception sites” developed under Policy SP4, which cannot be counted as contributing to the housing land supply until after completion.
3. Redevelopment of business sites in urban areas for mixed use which may be permitted under Policy SP8.
4. Large windfall sites beyond the first ten years. The SHLAA seeks to identify large sites for development during the Core Strategy period. However, identifying in advance sites for development more than ten years into the future is difficult, particularly redevelopment sites in urban areas. It is noteworthy that all the urban sites put forward in response to the SHLAA “call for sites” were identified for development in the first ten years. In the longer term the SHLAA will be updated to identify the emergence of potential new urban housing land.
5. Reserve Land. Land at Edenbridge, formerly safeguarded to meet long term development needs, is re-designated as Reserve Land in Policy LO6 so that it is available to be brought forward for development during the Core Strategy period if required.

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

4.1.15 The distribution is weighted slightly more towards the Rest of Kent than the London Fringe sub region when compared with the distribution based on the South East Plan (98/78 dwellings per annum in favour of the Rest of Kent compared to 80/85 dwellings per annum in the South East Plan, see para 3.xx for further information on the sub regions). Most of the District lies outside the London Fringe area, including some parts adjoining London. Some flexibility in the distribution is considered justified for the following reasons:

1. The District’s overall requirement is exceeded;
2. The distribution is based on the South East Plan strategy of an urban focus and only one of the District’s three main towns (Sevenoaks) is in the London Fringe;
3. The defined boundary of the London Fringe only just excludes the other two main towns Swanley and Edenbridge. Swanley in particular is a location that is consistent with the characteristics of the London Fringe adjoining London and the M25. It has significant urban land available for housing; and
4. The small London Fringe shortfall (7 dwellings per annum over the Core Strategy period) is likely to be made up from the first four sources of supply identified above.

Employment Land and Retail Development

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

4.1.17 The Retail Study update shows that, based on forecast future expenditure, there is limited capacity for further development in Sevenoaks, primarily later in the plan period. In Swanley there will be little capacity based on expenditure growth but scope new development to claw back some of the trade currently lost to other locations. In other centres the emphasis will be on maintaining provision to meet local needs. In accordance with Government policy retail development will continue to be focussed on existing town centres.

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

Location	Housing (units)	Employment Land (ha) (1)
Sevenoaks (2)	1,331	25.8
Swanley	660	24.8
Edenbridge (3)	411	20.7
Other Settlements	1,129	5.7
Total	3,531	77.0
SE Plan Housing Requirement (20 years at 165 dwgs per annum)	3,300	N/A

Note

1 Employment land figures exclude Major Developed Sites in the Green Belt.

2 The Sevenoaks urban area includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green.

3 The Edenbridge housing figure excludes any contribution from the Reserve Land

Policy LO1

Distribution of Development

Development will be focussed on the built confines of existing settlements.

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

Swanley will be the secondary focus for development with the emphasis on maintaining and enhancing its role and promoting regeneration to meet the needs of the local community in accordance with Policies LO 4 and LO 5.

Edenbridge will be a location for development of a scale and nature consistent with the needs of the town and the surrounding rural area it serves in accordance with Policy LO 6.

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

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

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

Development will be located to avoid areas at risk of flooding.

Implementation:

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

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

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

Performance Indicators:

Actual housing development compared to the housing trajectory
Actual distribution of housing development compared to the distribution in the Core Strategy
Housing development in areas liable to flood

Targets:

An average completion rate of 165 dwellings per annum to be maintained over the Core Strategy period
From the date of adoption at least two thirds of new housing to be in Sevenoaks, Swanley and Edenbridge and at least half to be in Sevenoaks and Swanley.
No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations

4.2 Development in Sevenoaks Urban Area

Spatial Objectives

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

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

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

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

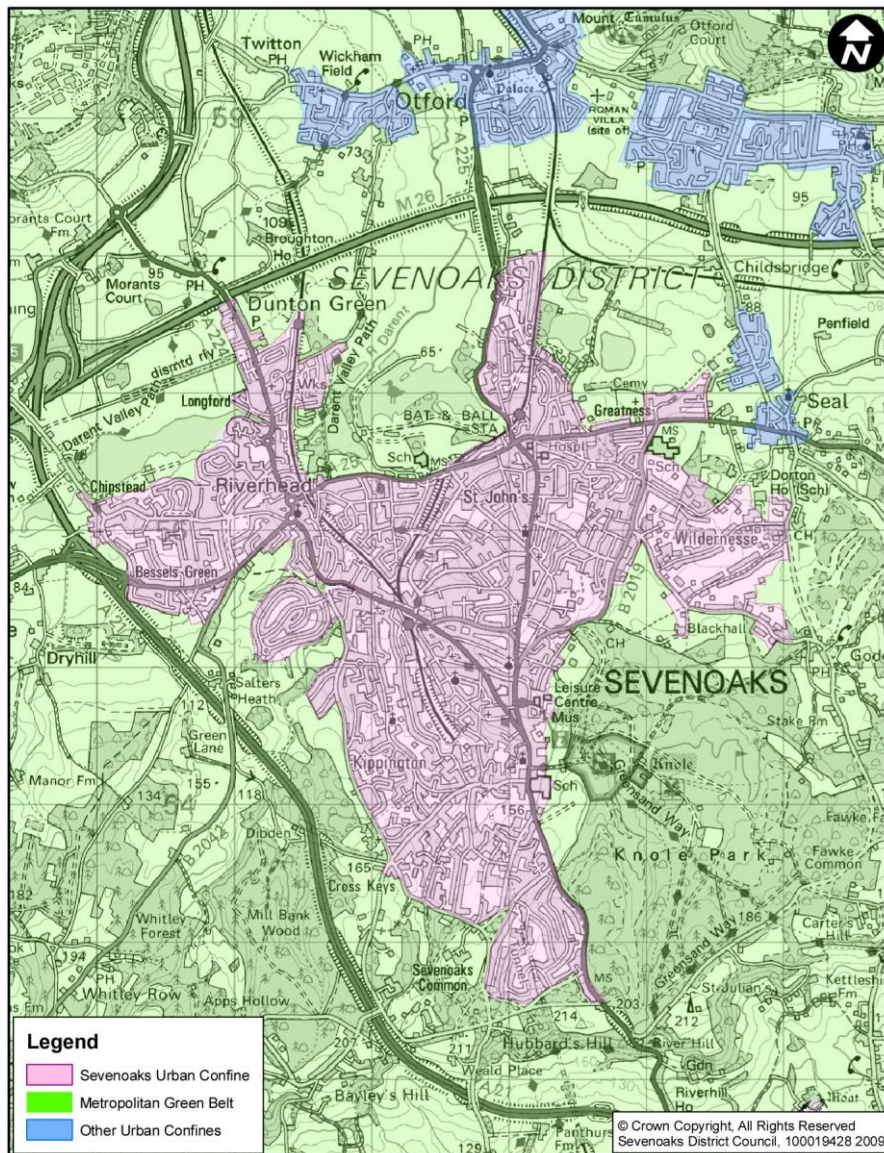


Figure 3 - Sevenoaks Urban Area

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

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

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

4.2.4 Sevenoaks is surrounded by Green Belt, which preserves the setting and special character of the historic town, constrains the expansion of the town and safeguards the countryside from encroachment. It also maintains the separation of the urban area from nearby settlements, including Otford and Seal, retaining their separate identity. In addition it includes significant green wedges that help to break up the extent of built development and contribute to maintaining the separate character of individual communities that form part of the urban area, including Riverhead, Dunton Green, Bessels Green and Chipstead. Much of the open land adjoining the town is designated as AONB and flooding is also a significant constraint on land to the north. In view of these constraints and the scope for development in the built up area it is not proposed to release any Green Belt land adjoining the urban area for development.

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

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

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

4.2.7 Over 60% of the housing provision is made up of completions and outstanding planning permissions.

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

4.2.9 Sites will be brought forward for housing development to enable the provision to be met through the Allocations DPD.

4.2.10 Past trends and the Strategic Housing Land Availability Assessment illustrate that small sites make a significant contribution to housing provision within the town. This is to be expected given the relatively large size and the character of the urban area. Small site development allows for the sensitive integration of development into the distinctive character of the town and such opportunities will continue to arise.

4.2.11 As part of the land availability assessment process an assessment was made of “character areas” in the town. This identified the distinctive features that contributed positively to the character of different parts of the town and used this assessment to identify which areas had potential for further development to take place in a sensitive way without harm to their overall character. Most of these areas are located close to the town centre and main line railway station. This assessment will be developed into a supplementary planning document to assist in considering development proposals in the town.

4.2.12 Sevenoaks has a significant stock of employment land. The Employment Land Review identified a range of sites totalling 25.8ha that it considered suitable for retention in employment use. Policy SP8 will apply to these areas and employment sites for retention will be designated through the Allocations DPD. Modernisation and redevelopment of existing employment sites will be encouraged in accordance with the policy to ensure that employment land continues to adapt to meet the needs of the town’s economy.

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

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

Table 3: Summary of Development Provision in Sevenoaks Urban Area

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (1)	119	630	440	140	1,330
Employment Land (2)					25.8
Retail (3)	N/A		1,500	2,500	4,000

Notes

1 Approx. number of units, future completions are rounded to nearest ten

2 Areas in hectares to be retained/regeneration

3 Approximate sq. m net of the total

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

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

Policy LO2

Development in Sevenoaks Urban Area

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

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

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

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

Implementation:

The Allocations DPD will allocate sites for residential development.

The Allocations DPD will define the boundaries of employment sites to be retained.

The Residential Character Areas SPD will give guidance on achieving high quality development in the residential areas of the town.

Performance Indicators

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

Net change in employment floorspace in the town

Target

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

Sevenoaks Town Centre

4.2.17 Sevenoaks has a thriving town centre that has benefited from the completion of the Blighs Meadow development in 2007. The shopping centre has a good range of independent shops and services and multiple stores without the range of department stores associated with larger centres. It faces competition from other larger centres outside the District and, in common with other town centres has suffered from an increase in vacant premises due to the recession.

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

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

4.2.20 The broad extent of the town centre is shown on Figure 4. The town centre boundary includes the existing shopping area and land in related uses including car parks and employment land. Adjoining areas that are purely residential in character have been excluded. The primary focus for new development will be on two locations that are shown diagrammatically. These are:

1. West of Blighs Meadow on the north western side of the town centre. A mixed use development is proposed including residential flats, commercial, retail and cafe/restaurant use, together with the relocated market. The town centre commercial uses will adjoin the Blighs Meadow car park and complement the existing shopping provision. The development will bring more residential development into the town centre and improve the appearance of a relatively unattractive part of the centre. The scheme offers a range of benefits and will be brought forward early in the plan period.
2. East of the High Street adjoining Buckhurst Way. This area primarily contains surface parking and service yards. Most of the land is Council-owned and offers scope for retail development of at least the scale envisaged in the Retail Study together with related town centre uses closely linked to the High Street. Redevelopment would need to provide for replacement decked car parking. In accordance with the findings of the Retail Study this is a longer

term opportunity proposed for development later in the Core Strategy period after 2019, although there could be scope to bring development forward earlier if justified by demand. Proposals will be included in the Allocations DPD to be supported by a Planning Brief to be brought forward at a later date to lead the development of detailed proposals.

4.2.21 In addition Waitrose propose to redevelop their existing High Street store to provide increased capacity and improved facilities. This will significantly improve food shopping provision in the town centre.

4.2.21 The continued success of the town centre also depends on fostering a mix of other uses that contribute to vitality and viability by bringing people into the centre to live, work and visit. The Hotel Futures Study suggests there is scope for further hotel development. Opportunities will be sought for further development that makes a positive contribution to the mix of uses and contribute to maintaining and improving the quality of the environment.

4.2.23 The Allocations DPD will define the precise town centre boundary and the extent of development sites. It will also define the shopping area boundary and contain a detailed policy on non retail uses in the shopping frontage.

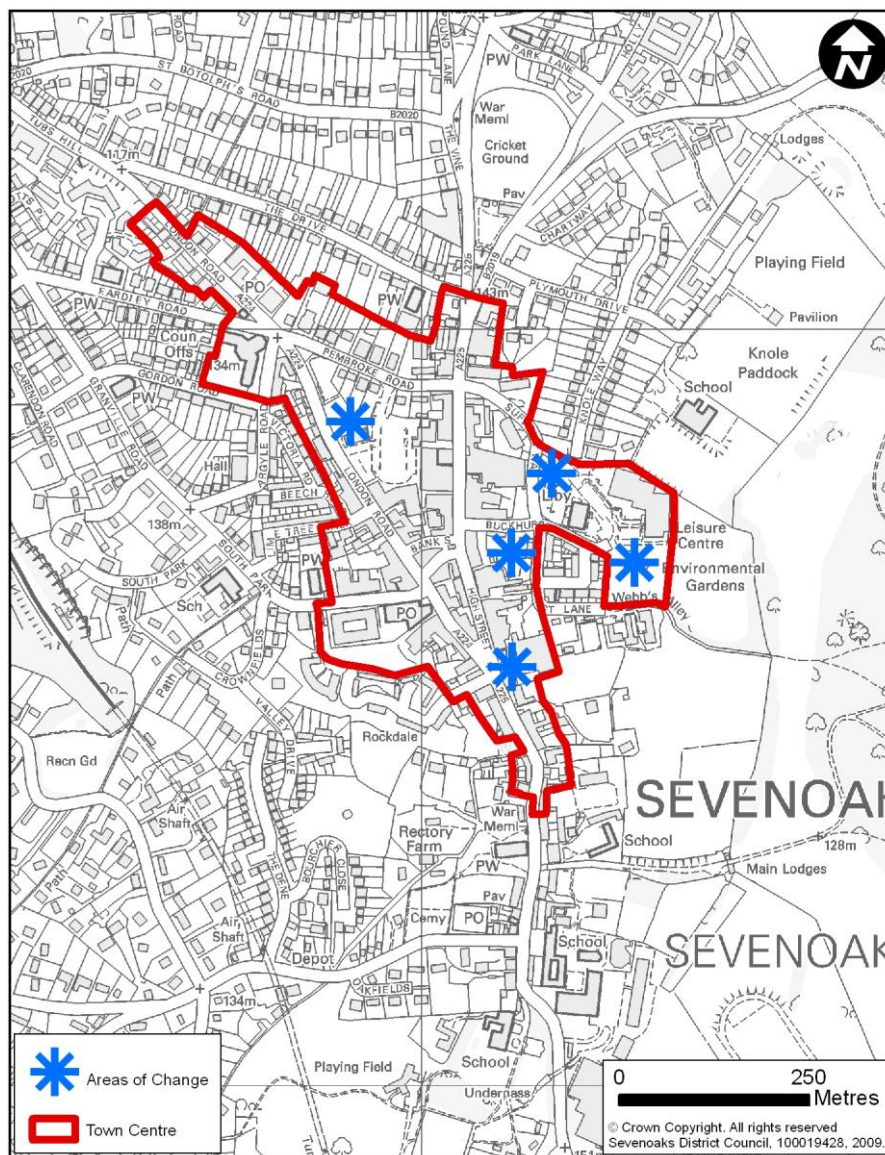


Figure 4 Map - Sevenoaks Town Centre (showing development opportunities)

4.2.24 Maintaining and improving the accessibility of the centre is important to its continued success. Proposals will be taken forward through the Transport Strategy, including improvements to the bus station. Car parking provision is considered to be adequate at present for the existing scale of development but will be kept under review to ensure adequate and convenient provision is maintained for car borne shoppers and appropriate provision is made for long stay parking balancing the needs of businesses with the desirability of promoting travel to work in the town centre by non car-based modes.

Policy LO3

Development in Sevenoaks Town Centre

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

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

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

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

Implementation:

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

A Planning Brief will be prepared for Land West of Blighs Meadow.

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

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

Performance Indicators:

Progress in developing town centre sites
Net change in retail floorspace
Performance against town centre health check indicators

4.3 Development in Swanley

Spatial Objectives

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

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

To improve the town's open space provision

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

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

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

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

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

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

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

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

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

4.3.8 Most of the provision consists of identified sites. These sites will be brought forward for housing development to enable the provision to be met through the Allocations DPD.

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

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

4.3.11 The development of a hotel in the town offers potential benefits for the local economy and will be supported with preference being given to a town centre location.

Table 4 Summary of Development Provision in Swanley

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (1)	38	150	410	60	660
Employment Land					12.8 (2) 12.0 (3)
Retail (4)	Dependent on the form of redevelopment proposals for the town centre				

Notes

1 Approx. number of units, future completions are rounded to nearest ten

2 Areas in hectares to be retained/regeneration

3 New area in hectares adjoining M25 J3

4 Approximate sq. m net of the total

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

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

- Limiting the development to industrial estate type uses (B1(c), B2, B8) unless a developer is able to demonstrate, to the satisfaction of the Council and the Highways Agency, that the development of other types of commercial floorspace will not have a significant impact on traffic levels on the Strategic Road Network
- Requiring the development to implement a Travel Plan that should at minimum provide an improved bus link between Swanley Town Centre, Swanley Station and the east of Swanley, to serve the Broom Hill site and other employment sites in the area and limit the number of parking spaces to a level significantly below the maximum standard

4.3.14 Elsewhere in Swanley the Council will:

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

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

Policy LO4

Development in Swanley

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

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

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

- **the town centre and adjoining areas**
- **for employment development, existing employment areas and land adjoining Junction 3 of the M25;**
- **providing additional public open space where opportunities arise: and**

- **protecting the setting of the town and the physical and community identity of the adjoining settlements, and prevention of coalescence**

Implementation:

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

The Allocations DPD will define the boundaries of employment sites to be retained.

Planning briefs will be prepared for key sites

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

Performance Indicators:

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

Target:

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

Swanley Town Centre

4.3.16 Swanley town centre contains a large food superstore and a pedestrianised shopping street, together with a civic centre and other facilities. The boundary of the town centre for the purposes of the Core Strategy is shown diagrammatically on Figure 5. It is focussed primarily on the pedestrianised shopping area and superstore to the north west of the railway but also includes a limited area to the south east close to the main part of the centre. There is significant scope for development within the area of the centre to achieve regeneration objectives and the Council sees no need to expand the physical extent of the town centre.

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

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

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

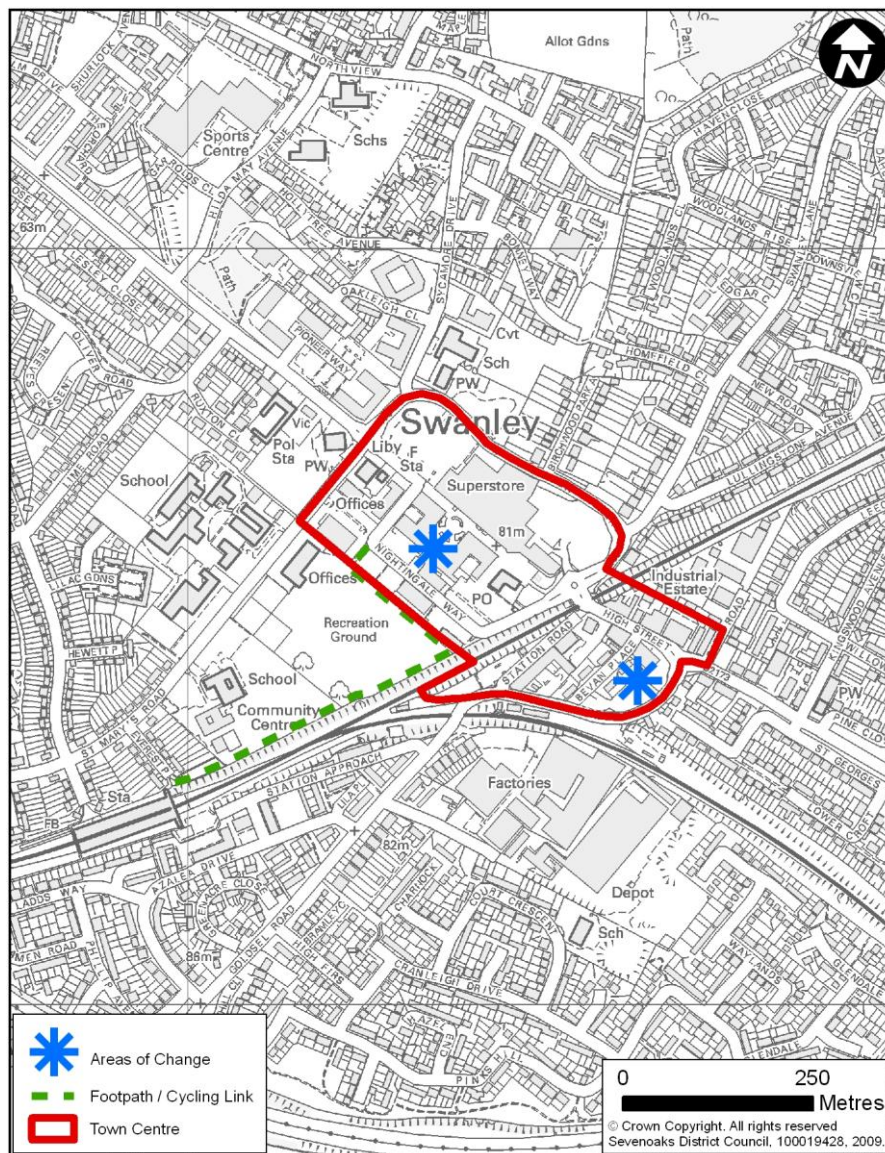


Figure 5 – Swanley Town Centre

4.3.20 The town centre would benefit from a hotel development which could assist in regeneration, widen the range of activity in the town centre area and contribute to the town's economy as a whole.

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

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

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

Policy LO5

Swanley Town Centre

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

Implementation:

The Allocations DPD will contain proposals for individual developments.

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

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

Performance Indicators:

Progress in implementing the regeneration scheme
Net change in retail floorspace
Performance against town centre health check indicators

Target:

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

4.4 Development in Edenbridge

Spatial Objective

To retain the role of Edenbridge as a rural service centre with a successful town centre and regenerated employment sites and provide for limited long term housing growth at the edge of the town in the longer term, avoiding development in areas of the town liable to flood

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

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

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

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

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

4.4.5 Edenbridge does have an area of "Safeguarded Land" west of Enterprise Way on the north-western side of the town that was originally released from the Green Belt in 1990 to meet potential long term development needs. The Strategic Housing Land Availability Assessment, as updated, shows that the District can meet its housing requirement without using the safeguarded land. As the Core Strategy gives preference to the development of land within existing built up areas and the housing trajectory shows a substantial surplus in the first half of the plan period, the safeguarded land is not proposed for development at this time. The land does, however, have the potential to contribute to housing provision in the District in the latter part of the Core Strategy period if sufficient development does not come forward to meet the requirements of the South East Plan. The saved Local Plan policy towards safeguarded land states that such land can only be released through a future review of the development plan which would entail quite a lengthy process to ensure its release should it be needed. It is therefore being re-designated as Reserve Land that will be brought forward if necessary to ensure an adequate supply of land is maintained to meet the District's housing requirements. It will not be considered for release before 2015 in view of the adequacy of supply at present. The test for its release will be whether it is needed to maintain a five year housing land supply in accordance with Government requirements. The Annual Monitoring Report will provide the housing supply information on which to base a decision and the release of the land, if required, will be by means of a Council resolution.

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

4.4.7 Edenbridge has lost some employment land to other uses in recent years but still has a significant stock of employment land. The Employment Land Review identified a range of sites totalling 20.7ha that it considered suitable for retention in employment use. Policy SP8 will apply to these areas and employment sites for retention will be designated through the Allocations DPD. Regeneration and redevelopment of existing employment sites will be encouraged in accordance with the policy to ensure that employment land continues to adapt to meet the needs of the town's economy.

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

4.4.9 Provision for development in Edenbridge is summarized in Table 5.

Table 5: Summary of Development Provision in Edenbridge

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing	207	130	10	70	410
Employment Land	20.7				
Retail	Maintain current provision				

1 Approx no of units Future housing completions are rounded to the nearest ten and exclude Reserve Land.

2 Area in hectares to be retained/regenerated

3 Approx sq m net

Policy LO6

Development in Edenbridge

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

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

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

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

Implementation:

The Allocations DPD will allocate sites for residential development.

The Allocations DPD will define the boundaries of employment sites to be retained.

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

Performance Indicators:

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

Net change in employment floorspace in the town

Net change in retail floorspace

Performance against town centre health check indicators

Target.

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

4.5 The Rural Areas and the Countryside

The Rural Areas

Spatial Objectives

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

To safeguard and maintain the openness of the Green Belt and the distinctive character and biodiversity of the district's landscapes, particularly 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

4.5.1 Most of Sevenoaks District lies outside the main towns . The District contains a range of smaller settlements and some major developed sites, all separated by extensive tracts of countryside. The vast majority of this area is covered by the Green Belt and most of it is also subject to AONB designation.

4.5.2 This section covers provision for development in these areas, retention of local services and support for the local economy, together with protection of the key features that contribute to the special character of the rural landscape.

Development in Rural Settlements

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

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

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

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

4.5.6 *New Ash Green* was developed as a new community in the 1960s with its own centre. The centre has proved to be less successful than other aspects of the development and has suffered from vacant units and environmental problems. The Council is attempting to work with landowners and the local community to develop

proposals for its regeneration so that it better meets the needs of the local community, while retaining a scale appropriate to the size of the community it is intended to serve and a form that respects the distinctive character of the settlement. An element of residential development will be included as part of the regeneration scheme. The final form of development will follow local consultation. No significant scope for development exists elsewhere in the village outside the centre.

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

4.5.8 *Westerham* has the widest range of facilities in this category. The housing land availability assessment has not identified any large sites for future housing development within the settlement confines but *Westerham* does have land safeguarded for long term development. This consists of three relatively small sites, with a combined area of 5 ha:

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

4.5.9 The future of these sites will be considered through the Allocations DPD, which will examine the scope for development to take place without harm to the AONB and, in the case of the allotments site, maintaining provision for allotments in accordance with Policy SP10.

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

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

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

4.5.12 The scope for further housing within the rural settlements has been assessed through the Strategic Housing Land Availability Assessment. Across all the settlements there is significant scope in total although the supply is spread over a wide area and no single settlement has identified capacity for development on a substantial scale. The supply consists primarily of existing commitments although a number of relatively small additional sites have been identified. It is shown below:

Completions since 2006	328
Outstanding permissions	431
Identified sites	118
Small site allowance	252
Total	1,129

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

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

Table 6: Summary of Development Provision in Rural Areas

Development	Completed since 2006	2009-2014	2014-2019	2019-2026	Total
Housing (1)	328	440	100	250	1,130
Employment Land (2)					5.7

Note:

1 approx no of units Future housing completions are rounded to the nearest ten and exclude Reserve Land.

2 area in hectares to be retained, excludes Major Developed Sites

4.5.15 The boundaries of village centres and detailed policies controlling change of use in these areas will be set out in the Allocations DPD.

4.5.16 The continued sustainability of the local service centres as places to live and work is dependent on the retention of local services that meet community needs coupled with the retention of adequate transport services enabling access to larger centres for those services that are not available locally. The Council will work with service providers to support the retention and where possible improvement of rural transport services that provide an essential link between rural towns and villages and larger towns.

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

Parish Plans

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

Policy LO7

Development in Rural Settlements

Between all the settlements, provision will be made for a total of approximately 1,130 dwellings (2006-2026) on a range of sites suitable for residential use

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

Within the settlement confines of Brasted, Crockenhill, Eynsford, Farningham, Halstead, Hartley, Hextable, Horton Kirby, Kemsing, Knockholt Pound, Leigh, Seal, Sevenoaks Weald, Shoreham, South Darenth, Sundridge and West Kingsdown infilling and redevelopment on a small scale only will be permitted taking account of the limited scope for development to take place in an acceptable manner and the limited range of services and facilities available. In other settlements with defined Green Belt boundaries no development will be allowed other than minor infilling.

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

The loss from rural settlements of services and facilities that serve the local community will be resisted where possible. Exceptions will be made where equivalent replacement facilities are provided equally accessibility to the population served, or where it is demonstrated, through evidence submitted to the Council, that the continued operation of the service or facility is no longer financially viable. The Council will support and encourage innovative proposals to improve provision of services and facilities to serve the local community, subject to any development being of a scale and character appropriate to the area.

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

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

Implementation:

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

The Allocations DPD will define the boundaries of employment sites to be retained

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

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

Performance Indicators

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

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

Target

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

Major Developed Sites

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

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

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

4.5.21 Proposals for development within major developed sites will be considered in the light of Government guidance on the issue in Planning Policy Guidance Note No 2 (Green Belts). This allows for development to take place within the designated area of the Major Developed Site provided criteria to prevent adverse impact on the Green Belt are met.

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

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

4.5.24 Brands Hatch has become a centre, in the Green Belt, for sport and leisure activities based on the motor racing circuit. Saved Local Plan Policy WK2 provides a framework for balancing further development of outdoor sport, leisure and recreation at the circuit with limiting environmental impacts on the surrounding area, including

nearby residents in West Kingsdown and protecting the Green Belt. It will be reviewed through the Development Control DPD but continues to apply until then.

The Countryside

4.5.25 Outside settlements priority will be given to protection of the countryside. Development should cause no adverse impact on the character of the countryside or the openness of the Green Belt.

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

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

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

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

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

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

4.5.32 The countryside is also a place of work and recreation. The rural economy has traditionally been dependent on agriculture but has increasingly diversified as the agricultural industry has changed in response to modern requirements. The Council will support small scale development proposals that contribute to diversification of the rural economy where these are compatible with policies to protect the countryside. This includes proposals for tourism and recreational developments that contribute to the rural economy.

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

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

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

Policy LO8

The Countryside and the Rural Economy

The extent of the Green Belt will be maintained.

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

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

Implementation:

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

Working with partners the Management Plan proposals for the Kent Downs and High Weald AONBs will be implemented

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

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

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

Performance Indicators

Development permitted contrary to Green Belt policy

Progress in implementing countryside projects in the District, including AONB

Management Plan projects affecting the District

5 General Policies

Introduction

This section contains the general policies that will apply across the District. The Core Strategy is concerned with what development will take place when and how. These strategic policies will regulate how development takes place to ensure it happens in a way that contributes to achieving the spatial vision.

5.1 The Design of Development

Objectives

To ensure that 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.

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

5.1.2 National policies provide for the protection of key historic assets and these will be applied rigorously across the District to ensure that its historic heritage is maintained. At a local level Conservation Area Appraisals and Management Plans will be used to provide guidance on distinguishing features of the historic environment that should be protected, together with identifying opportunities for enhancement. A general guidance document on Conservation Areas will be produced to complement the specific guidance for individual areas.

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

5.1.4 Good design has a central role in the Sustainable Community Plan. The "Green Environment" theme aims to ensure the District is a place where people can enjoy high quality rural and urban environments and the quality of new development is seen as a key factor in maintaining and enhancing the overall environmental quality of the District. The "Building for Life" criteria, produced by the Commission for Architecture and the Built Environment (CABE) provide a wide-ranging and objective

basis for assessing the quality of new housing. The criteria are listed in Appendix 3 and the performance of new development against the criteria will be used as the key indicator for measuring success in achieving high quality design.

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

Policy SP1

Design of New Development

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

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

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

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

Implementation:

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

Conservation Area Enhancement and Management Plans exist for all of the District’s Conservation Areas. These will be kept up to date through regular review and adopted as supplementary planning documents. General guidance will also be produced giving advice on development in Conservation Areas.

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

The Council will work with Kent County Council and other partners to maintain and update Kent Design.

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

Performance Indicators:

Performance of new housing against Building for Life criteria
The proportion of Conservation Areas with up to date Appraisals

Target:

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

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

Proportion of new housing development scoring good or very good against Building for Life criteria (to be set following completion of initial assessment for 2009 Annual Monitoring Report)

5.2 Sustainable Development, Climate Change and Air Quality

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.

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

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

5.2.2 In October 2007, the Council signed the Nottingham Declaration on Climate Change and has since adopted a Carbon Reduction Management Action Plan.

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

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

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

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

- By incorporating sustainable construction principles, including renewable energy, to reduce emissions from new development.

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

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

Sustainable Construction and Energy Generation

5.2.6 The District is an area of high average CO² emissions, energy and water consumption and there is therefore a strong local case for seeking an improvement in the overall sustainability, including the energy performance and water consumption of new development.

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

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

Code for Sustainable Homes	BREEAM standards
Energy and CO ₂ emissions (M) Water (M) Materials (M) Surface water run-off (M)	Management (M) Health and Wellbeing (M) Energy (M) Transport

Waste (M) Pollution Health and Well-being (M at level 6) Management Ecology	Water (M) Materials Waste (M) Land Use and Ecology (M) Pollution Innovation
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(M) indicates mandatory elements

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

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

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

Transport

5.2.12 Kent County Council is producing the Sevenoaks District Strategy for Transport (“Transport Strategy”), which was published for consultation in October 2009. This has been developed in parallel with the LDF Core Strategy and seeks to contribute towards the aims of both the Core Strategy and the Local Transport Plan. It sets out the strategy for all forms of transport and will be used to inform transport investment decisions in the District. The emerging Transport Strategy and the Local Transport Plan have influenced the development of Core Strategy policies on infrastructure development in the District (Policy SP9) and transport improvements will continue to be reflected in the Council’s ‘live’ Infrastructure Schedule (Appendix 4).

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

accessibility. The Council sets out its commitment to maintaining and improving accessibility in rural communities in Core Strategy policy L07.

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

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

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

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

Air Quality

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

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

alternatives to car travel should also reduce the need to travel by car to reach essential services.

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

Policy SP2

Sustainable Development

Sustainable Construction and Low-Carbon Energy Generation

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

- 1. New homes will be required to achieve at least Level 3 of the Code for Sustainable Homes, progressing to Code Level 4 from 2013 and Level 6 by 2016.**
- 2. All new commercial (A1-A5, B1-2, B8, C1, D1) and institutional (C2, D1) development, (including conversions) and conversions to residential use will be required to achieve BREEAM “Very Good” standards increasing to “Excellent” standards from 2013 and must include the incorporation of sustainable drainage systems (SUDS).**
- 3. Achievement of the Code levels and BREEAM standards must include at least a 10% reduction in the total carbon emissions through the on-site installation and implementation of decentralised, renewable or low-carbon energy sources.**
- 4. Applicants must submit evidence which demonstrates how the requirements have been met or which demonstrate that compliance is not technically or financially feasible.**
- 5. The District will support and promote the incorporation of decentralised energy sources including combined heat and power in new development and will support small scale and community-based renewable energy developments that, where relevant, where such development does not adversely affect the openness of the Green Belt and is consistent with AONB policy.**

Transport

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

- 1. Support improvements to enhance the safety and convenience of public and community transport.**
- 2. Seek improved facilities for cyclists and pedestrians**

3. Require the inclusion of Travel Plans and other appropriate measures in new developments that generate significant traffic volumes

Air Quality

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

Implementation:

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

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

The Allocations DPD will identify opportunities for combined heat and power, which will be taken forward where necessary in development briefs.

The Allocations DPD will include provision for cyclists and pedestrians in new development where opportunities for improvement can be identified.

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

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

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

Performance Indicators:

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

Number of large scale renewable, decentralised and combined heat and power schemes installed by capacity and type and the contribution made to achieving the sub regional target for Kent in SE Plan Policy NRM14.

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

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

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

Changes in air quality in Air Quality Management Areas

5.3 Housing Policies

Provision of Affordable Housing

Objective

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.

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

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

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

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

5.3.4 The South East Plan requires a substantial increase in the amount of affordable housing across the region. It sets an overall regional target of 25% of all new housing to be social rented and 10% intermediate and requires authorities to set targets and thresholds for affordable housing provision taking account of need and viability (Policy H3). For the London Fringe area the requirement is for 40% affordable, taking into account the high level of need and the plan states that local development documents should seek provision on all sites where it can be justified by local assessments and the economics of provision. It adds that where on site provision is not feasible commuted payments will be required (Policy LF4).

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

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

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

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

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

- For developments of 15 units or more a 40% on-site affordable housing requirement would maintain viability.
- For developments of 5-14 units there is room for an on-site affordable housing requirement, whilst maintaining viability. Maintaining the 40% requirement could have an adverse impact on viability and instead the assessment recommends a sliding scale approach with a requirement of 30% for developments of 10-14 units and 20% for 5-9 units.
- For developments of less than five units an on-site contribution could not be justified on viability grounds. However, there is scope for a financial contribution towards off-site provision whilst maintaining viability of development. The assessment recommends a contribution based on the equivalent of providing 10% affordable housing but this would only apply to developments involving a net increase in the number of dwellings.

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

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

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

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

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

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

Policy SP3

Provision of Affordable Housing

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

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

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

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

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

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

Implementation:

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

A Supplementary Planning Document will be prepared to give guidance on the implementation of the policy.

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

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

Performance Indicators:

Affordable housing completions per annum
Proportion of affordable housing provided in the social rented and intermediate sectors

Target:

From adoption of the Core Strategy an average of 66 affordable housing completions per annum (equivalent to 40% of the District's housing allocation of 165 dwellings per annum)

Affordable Housing in Rural Areas

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

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

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

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

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

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

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

Policy SP 4

Affordable Housing in Rural Areas

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

- a. the local need identified through the rural housing needs survey cannot be met by any other means through the development of sites within the defined confines of a settlement within the parish or, where appropriate, in an adjacent parish;**
- b. the proposal is of a size and type suitable to meet the identified local need and will be available at an appropriate affordable cost commensurate with the results of the appraisal. The proposal is accompanied by a financial appraisal proving the scheme will meet the defined need. Schemes which propose an element of cross subsidy will not be acceptable;**
- c. the proposed site is considered suitable for such purposes by virtue of its scale and is sited within or adjoining an existing village, is close to**

available services and public transport, and there are no overriding countryside, conservation, environmental, or highway impacts

The initial and subsequent occupancy of sites developed under this policy will be controlled through planning conditions and agreements as appropriate to ensure that the accommodation remains available in perpetuity to meet the purposes for which it was permitted.

Implementation:

The Council will maintain a programme of rural housing needs surveys

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

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

Performance Indicator:

Affordable housing completions in rural areas under the policy

Housing Size and Type

Objective

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

Housing Size

5.3.21 The Strategic Housing Market Assessment shows that the District has a high proportion of large dwellings in its housing stock. Population forecasts show a trend towards smaller average household size, including an increasing proportion of single person households and the assessment recommends future provision should favour of one and two bedroom units to address the current imbalance and respond to future demographic change. While the size profile of new dwellings will only lead to gradual change in the make up of the overall housing stock, increasing the proportion of smaller units in new development will over time lead to a better balance between the housing stock and the size of dwellings needed in the future.

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

5.3.23 The Strategic Housing Market Assessment recommends targets for market housing of 20% one bedroom, 30% two bedroom, 35% three bedroom and 15% four

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

Housing Type

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

5.3.25 The housing stock needs to adapt to meet the requirements of an ageing population. This means providing new homes that enable people to continue to live independently even though their mobility may be reduced. The ability to adapt homes is one of the "Building for Life" criteria that will be used in assessing new housing schemes (see policy SP1 and Appendix 3). While most older people prefer to remain in their own homes the ageing population will also mean some increased provision will be needed of housing specifically designed for older people including those with special needs.

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

Policy SP5

Housing Size and Type

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

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

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

Implementation:

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

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

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

Performance Indicator:

Housing completions by size

Provision for Gypsies and Travellers and Travelling Show People

5.3.27 A Partial Review of the South East Plan is currently under way to identify the scale of future requirements for gypsy and traveller accommodation and travelling show people and how provision for each should be distributed across the region down to District level. Government Circular 01/06 contains a definition of gypsies and travellers (reproduced in the Glossary) which will be used in applying policy. The preferred option for the partial review, which has been submitted by the Region for independent examination, requires an additional provision for the District of 19 permanent pitches for gypsies and travellers up to 2016. There are currently no sites for travelling show people in the District and the preferred option proposes that one site should be provided. An independent examination is scheduled for February 2010 and it is currently anticipated that the review will be complete later in 2010.

5.3.28 A Gypsies and Travellers Accommodation Assessment has been completed for Sevenoaks and is being taken into account in the review.

5.3.29 The Allocations DPD will identify sites for gypsy and travellers accommodation to meet the requirement set through the South East Plan Review and any sites that may be needed for travelling show people as a result of the review.

Policy SP6

Provision for Gypsies and Travellers and Travelling Show People

Sites will be provided by means of allocations in the Allocations DPD for Gypsies and Travellers and, if required, for Travelling Showpeople to meet the requirements of the Partial Review of the South East Plan. The identification of sites in the Allocations DPD will take account of the following criteria:

- a. The site should be located within or close to existing settlements with a range of services and facilities and access to public transport**
- b. The site is of a scale appropriate to accommodate the facilities required and will offer an acceptable living environment for future occupants in terms of noise and air quality**
- c. Safe and convenient vehicular and pedestrian access can be provided to the site**
- d. The site is not located within an area liable to flood**
- e. The development will have no significant adverse landscape or biodiversity impact. Particular care will be taken of landscape impacts on AONBs**

Land allocated for Gypsies and Travellers and Travelling Showpeople will be safeguarded for this purpose so long as a need exists in the District for accommodation for Gypsies and Travellers and Travelling Showpeople.

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

For the purposes of this policy gypsies and travellers are people who meet the definition in Circular 01/06.

Implementation:

The Allocations DPD will identify sites to meet the South East Plan requirement.

The policy will be applied in considering planning applications for sites for gypsies and travellers and travelling show people

Performance Indicator: Number of additional pitches provided

Target: To be set based on the requirement for gypsies and traveller accommodation for the District in the adopted South East Plan Partial Review

Housing Density

Objective

To make efficient use of urban land for housing, with higher density development focussed 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.

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

5.3.31 The South East Plan (Policy H5) sets an overall regional target of 40 dwellings per hectare to make good use of available land and encourage more sustainable patterns of development. The policy states that the target should be reflected with appropriate local variations in LDFs.

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

5.3.33 In all cases development will only be acceptable where schemes are well-designed and do not compromise the overall character of the area. The policy is

expressed in terms of average density, reflecting the fact that the appropriate density for individual schemes will vary taking account of the characteristics of the development site and surrounding area.

Policy SP7

Density of Housing Development

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

- 1. Within the urban areas of Sevenoaks, Swanley and Edenbridge new residential development be expected to achieve a density of 40 dwellings per hectare. In suitable locations close to Sevenoaks and Swanley town centres higher densities will be encouraged.**
- 2. Within Sevenoaks and Swanley town centres, as defined under Policies LO3 and LO5, new residential development will be expected to achieve a density of 75 dwellings per hectare.**
- 3. In other settlements not listed above new residential development will be expected to achieve a density of 30 dwellings per hectare.**

Development proposals that fail to make efficient use of land for housing will be refused permission.

Implementation:

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

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

Performance Indicator:

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

Target:

Average density of 40 dwellings per hectare across the District

5.4 Economic Development and Employment Land

Objective

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

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

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

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

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

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

- Former Water Works, off Crampton's Road, Sevenoaks
- Former laundry site, Bonney Way, Swanley
- West Kent Cold Storage, Dunton Green (part)

5.4.6 The loss of these sites is accepted.

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

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

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

5.4.10 The development of "start up" units to support the establishment and early development of small businesses will be supported in suitable locations. In accordance with Policy RE5 of the South East Plan improvements in information and communications technology that enables more flexible working practices will be supported. A flexible approach will be adopted to home-based businesses and the development of "live work" units where these can take place in an environmentally acceptable way.

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

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

Policy SP8

Economic Development and Land for Business

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

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

Sites used for business purposes will be retained in business use. Redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where it is demonstrated that such development is necessary to achieve the regeneration of the site to 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

Implementation:

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

Performance Indicators:

Net change in employment floorspace
Unemployment rate in total and relative to Kent and the South East
Proportion of the workforce with no qualifications

5.5 Infrastructure Policy

Objective

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.

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

5.5.2 In order to ensure that sufficient infrastructure is available to support existing and new communities, the South East Plan promotes a 'manage and invest' strategy, which aims to improve efficiency, reduce demand through behavioural change (e.g. reducing the need to travel, increasing water efficiency) and provide additional capacity.

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

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

1. Education – additional capacity for primary school places are required in Sevenoaks and Swanley after 2011/12 and 2012/13, respectively. This will be provided through extensions to existing primary schools.
2. Transport – Measures to mitigate the impact of development in Swanley on the Strategic Road Network will be required. Examples of the measures that may be required are included in the 'Swanley' chapter of the Core Strategy.
3. Open Space, Sport and Recreation – The Council's Open Space, Sport and Recreation study identifies a number of areas where the level of provision of open space, sport and recreation facilities is not sufficient to support further

development. Improvements in provision or accessibility will be required, under policy SP10, to support development.

5.5.5 In addition to these 'critical' infrastructure schemes, providers have identified a range of improvements that they consider will serve the proposed development and overcome existing deficiencies but that have not been sufficiently demonstrated to be critical to the delivery of the Core Strategy. These are also set out in the Infrastructure Schedule at appendix 4.

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

Planning Obligations

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

5.5.8 Government policy on the use of planning obligations is set out in Circular 05/05. The circular sets out five tests which should be met in order to ensure that the seeking of planning obligations is legitimate. These tests include ensuring that planning obligations are 'necessary to make the proposed development acceptable in planning terms' and to be 'fairly and reasonably related in scale and kind to the proposed development'. The effect of the infrastructure investment may be to confer some wider benefit on the community but payments should be directly related in scale to the impact which the proposed development will make. Planning obligations should not be used solely to resolve existing deficiencies.

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

5.5.10 The Council is also requiring a significant contribution from new housing towards affordable housing and requiring new development to meet progressively tightening standards of the Code for Sustainable Homes and BREEAM. In considering the appropriate level of contribution from new development towards infrastructure the Council will take into account the importance of ensuring provision for affordable housing can be made in accordance with Policy SP3 and have regard to viability issues.

5.5.11 In July 2009, the Government consulted on detailed proposals and draft regulations for the introduction of the Community Infrastructure Levy (CIL), which would empower, but not require local planning authorities to charge developers a standard, locally set, sum for local and sub-regional infrastructure, dependent on the

type and character of development. In order to implement CIL, local authorities would be required to produce a charging schedule setting out the rates that developers would be required to pay, which would then be subject to independent examination.

5.5.12 The Council do not currently consider that the level of investment in infrastructure required to support development in Sevenoaks District warrants the introduction of CIL. However, the consultation document stated that Government is considering restrictions on the use of planning obligations (para 24). If Government were to propose to introduce such restrictions that infrastructure necessary to support development in Sevenoaks District could not be secured in any other way, the Council's Infrastructure Delivery Plan and proposed Developer Contributions SPD would be used to develop a CIL charging schedule.

Policy SP 9

Infrastructure Provision

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

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

Implementation:

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

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

The Allocations DPD will set out specific infrastructure requirements for individual site allocations.

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

Performance Indicator:

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

5.6 Green Infrastructure, Open Space, Sport and Recreation

Objective

To safeguard existing open spaces, sport and recreational facilities that meet community needs

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

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

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

5.6.3 It found that there is a need to provide for new sites and to improve the access to some existing sites within the District. It found a shortage of open space provision in Swanley, particularly south of the railway line, and in West Kingsdown. It also recommended that additional local provision be made for children's play areas and allotments in various locations around the District.

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

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

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

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

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

5.6.7 The South East Plan promotes the development of Green Infrastructure Networks through local development frameworks. In Sevenoaks District land identified through the Open Spaces Study will form a key input to the network as will accessible open space in the countryside and land of biodiversity value. The Green Infrastructure network will include consideration of possibilities for strengthening linkages between open spaces and potential wildlife corridors, including links between urban and rural open spaces. Provision for new development avoids extending built development into the countryside and, within urban areas, studies to identify potential development sites have sought to avoid sites designated for their wildlife value and open spaces of amenity or recreational value. Consequently the impact of development on the Green Infrastructure network is limited but with the relatively limited provision for development in the District, the scope for creating additional green infrastructure in association with new development is also more limited than areas with higher development provision.

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

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

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

Policy SP 10

Green Infrastructure, Open Space, Sport and Recreation Provision

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

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

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

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

Implementation:

The Allocations DPD will set out proposals for the Green Infrastructure Network which will include existing open space sites identified for retention under the policy and new areas of open space taking account of the findings of the Open Spaces Study.

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

Performance Indicators

Maintenance of open space safeguarded through the Allocations DPD

Additional open space provided through new development

5.7 Biodiversity

Objective:

To maintain and enhance the biodiversity of the District

5.7.1 Government guidance aims to promote sustainable development by ensuring that biological diversity is conserved and enhanced as an integral part of social, environmental and economic development. The Kent Habitat Survey (2003) identified habitats of importance within the District. The Borough contains no Special Area of Conservation (SAC) or Special Protection Areas (SPA) of European importance, but the Habitat Regulations Assessment concludes that there may be a very small impact on the Ashdown Forest SAC and SPA from additional development proposed in the Core Strategy for the District. In accordance with the recommendations of the Assessment the Council will support the work of the High Weald AONB Joint Advisory Committee in managing recreational pressures on Ashdown Forest. Application of Policy SP10 will ensure recreational open space remains available to meet local needs in the District.

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

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

5.7.4 In designating appropriate areas for development, the Core Strategy has ensured that designated areas of importance for biodiversity will not directly be harmed and new development should avoid damage to the ecological value of such areas. New development, whether on brownfield or greenfield sites, gives the opportunity to create or restore areas of biodiversity, based on the priority habitats and species set out in the National and Kent Biodiversity Action Plans (BAPs). The Council will expect such proposals to be an integral part of new development. Where there are opportunities, the design of new developments, including open spaces, should incorporate habitat linkages that provide the opportunity to enhance biodiversity. Further guidance can be found in 'Biodiversity By Design' and the Biodiversity Appendix to the Kent Design Guide, 2006.

5.7.5 The Allocations DPD will identify areas of open space for protection, improvement and will allocate areas for new open space.

Policy SP11

Biodiversity

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

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

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

Implementation

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

The Allocations DP,D and planning briefs where relevant, will provide site specific guidance on the maintenance and enhancement of biodiversity on new development sites.

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

Performance Indicator:

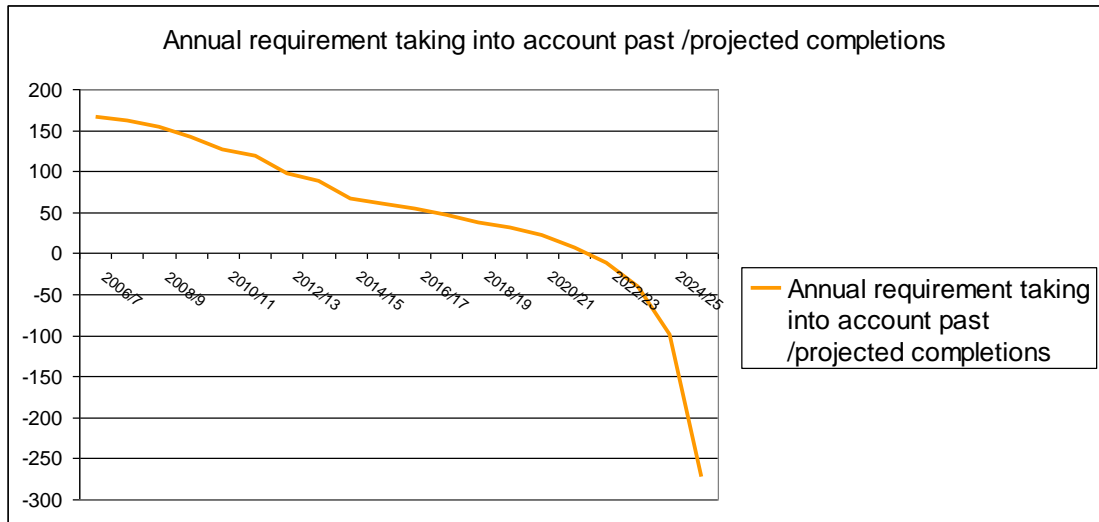
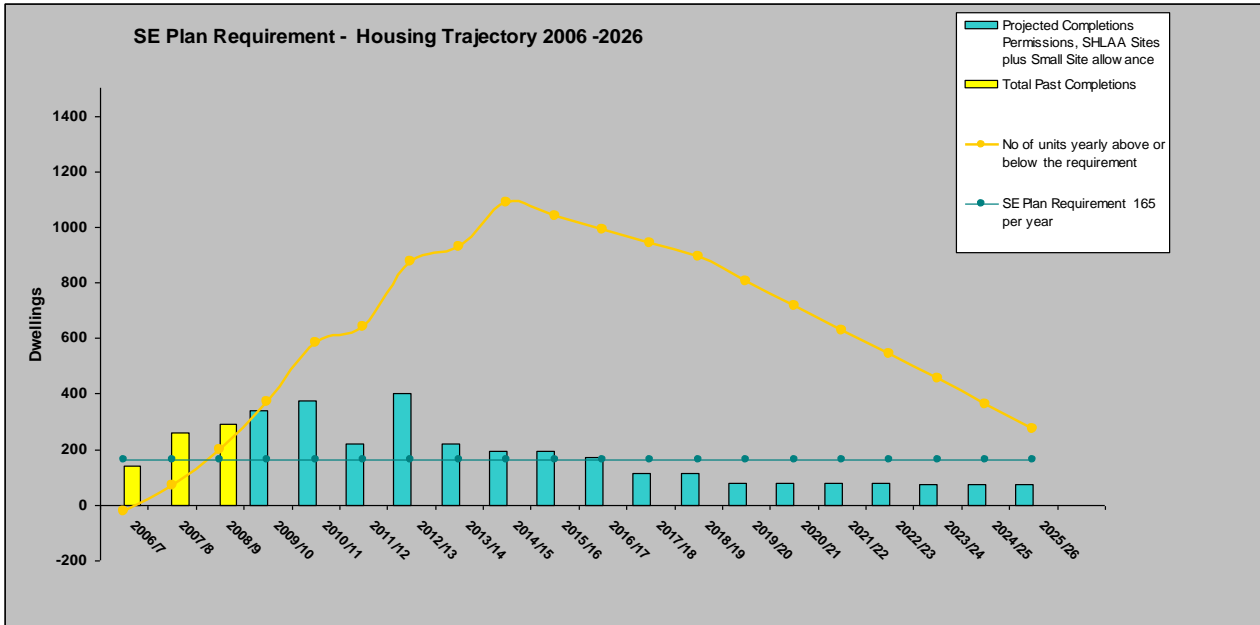
Number of Local Wildlife Sites in positive management

Appendices

List of Appendices

- Appendix 1 Housing Trajectory**
- Appendix 2 Saved Local Plan policies to be replaced by the Core Strategy**
- Appendix 3 Building for Life Criteria**
- Appendix 4 Infrastructure Delivery Plan Schedule**
- Appendix 5 Core Strategy and the Community Plan**
- Appendix 6 Glossary**

Housing Trajectory - Appendix 1



Meeting the SE Housing Requirement – Housing Trajectory

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

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

Saved Local Plan policies to be replaced by the Core Strategy - Appendix 2

Replacement of Saved Local Plan Policies by the Core Strategy

The saved policies listed below will be replaced by the Core Strategy when it is adopted. The remaining saved policies will continue to apply until replaced by either the Allocations or Development Control Policies DPD

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

		LO7 Development in Rural Settlements
FH1	Fort Halstead	SP8 Land for Business PPG2 guidance on Major Developed Sites will apply (see para 4.5.21)
DG1	North Downs Business Park Dunton Green	
CBP1	Chaucer Business Park Kemsing	
SKB1	SmithKline Beecham Powder Mill Lane Leigh	
TR2	Tourist Accommodation	LO2 Development in Sevenoaks LO4 Development in Swanley LO6 Development in Edenbridge LO7 Development in Rural Settlements LO8 The Countryside and the Rural Economy
TR6	New Tourist Attractions and Facilities	LO8 The Countryside and the Rural Economy
PS2	Developer Contributions	SP9 Infrastructure Provision
PS10	Rural Service Provision	LO7 Development in Rural Settlements

Environment and Community

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

Character

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

Streets, Parking and Pedestrianisation

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

Design and Construction

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

Infrastructure Delivery Plan Schedule – Appendix 4

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

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
Transport								
Hard Shoulder Running on M25 J5-7	Sevenoaks to M23 junction	To relieve existing congestion on this section of the M25	2012 - 2015	Unknown	Highways Agency	Central Government	Britain's Transport Infrastructure: Motorways and Major Roads (Jan 2009), Highways Agency website	Delivery of the Core Strategy is not considered to be dependent upon delivery of this scheme. Scheme is to be completed on existing HA land - land will not need to be safeguarded through the Site Allocations DPD.
Dualling the A21 Carriageway between Tonbridge and Pembury	Between Tonbridge and Pembury (outside Sevenoaks District)	To relieve existing congestion on this section of the A21	by 2014	Unknown	Highways Agency	Central Government	Core Strategy Preferred Options Reps	Delivery of the Core Strategy is not considered to be dependent upon delivery of this scheme. Scheme to be completed outside the District - land will not need to be safeguarded through the Site Allocations DPD.
Train Lengthening - a) Suburban/Metro trains from 10 cars to 12 cars on the Sevenoaks (via Chislehurst) Line. b) Peak trains on Maidstone East line to 8 cars. c) Peak trains on Tonbridge Main line to 12 cars. d) Peak trains on the Uckfield	Serving: a) Sevenoaks Town. b) Kemsing, Otford, Shoreham, Eynsford and Swanley. c) Sevenoaks and Dunton Green. d) Hever, Cowden and Edenbridge Town	To relieve some of the existing and forecast congestion on these peak services. b) and c) are required to meet the Government's High Level Output Specifications (HLOS) for Control Period 4 (2009 - 2014)	a) by 2011. b) by 2014. c) by 2014. d) lengthening to 8 car by 2014 and lengthening to 10 car by 2019	Unknown	Network Rail, Southeastern, Southern	Network Rail	a) South London Route Utilisation Strategy. b) Draft Kent Route Utilisation Strategy. c) Draft Kent Route Utilisation Strategy. d) Draft Sussex Route Utilisation Strategy	These schemes will increase the convenience and attractiveness of travel by train by overcoming some of the existing, and forecast, peak time overcrowding. However, delivery of the Core Strategy is not considered to be dependent upon delivery of this scheme.

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
to London Bridge line to 8 cars and then to 10 cars								
National Station Improvement Programme Works	Sevenoaks and Swanley Stations	To ensure that the station better meets the needs of current and future users. NSIP schemes will aim to improve security, accessibility, the presentation of the station and information provision.	Unknown. Scheme Currently Committed	Unknown	Network Rail	Central Government and possibly developer contributions (where Network Rail can prove there is a funding gap and where these improvements are considered the most effective way of mitigating transport impacts of new development).	Draft Kent Route Utilisation Strategy; Infrastructure Planning Meeting	These works are anticipated to take place on existing Network Rail land - land will not need to be safeguarded through the Site Allocations DPD. Delivery of the Core Strategy is not considered to be dependent upon delivery of these schemes.
Expansion of Sevenoaks Station Car Park (subject to case of need subsequently being made)	Sevenoaks Town	To maintain and increase the attractiveness of train travel in the district and to ensure that sufficient capacity is available to meet forecast demands.	Unknown.	Unknown	South-eastern, Network Rail	Network Rail	Draft Kent Route Utilisation Strategy; Correspondence with Southeastern	It is anticipated that this work will be completed on existing land owned by Network Rail. The need to identify / safeguard land in the Site Allocations DPD will be investigated with Network Rail and Southeastern. Delivery of the Core Strategy is not considered to be dependent upon delivery of this scheme.
Urban Traffic Management Control (UTMC)	Sevenoaks Town and Swanley	To improve the efficiency of the road network to	2010 - 2011	£460,000	Kent County Council	Local Transport Plan funding (committed)	Emerging Transport Strategy	Delivery of the Core Strategy is not considered to be dependent upon delivery of this scheme.

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
		ensure that it is able to cope with existing and forecast traffic levels						
Modernising Sevenoaks Town Centre Bus Station	Sevenoaks Town	To increase the attractiveness of bus travel as a means of transport to and from Sevenoaks Town	2010 - 2026	Unknown	Kent County Council	Local Transport Plan funding (uncommitted)	Emerging Transport Strategy	This scheme will increase the convenience and attractiveness of travel by bus. However, delivery of the Core Strategy is not considered to be dependent upon delivery of this scheme. It is anticipated that scheme will be completed on the existing footprint.
Improving and providing new walking routes (including between Swanley Town Centre and Station)	Sevenoaks District	To increase the attractiveness of walking in Sevenoaks District	2010 – 2026 (Swanley Scheme to be developed as part of Town Centre regeneration)	Unknown	Kent County Council, Developers	Local Transport Plan funding (uncommitted) and Developer contributions	Emerging Transport Strategy	Through consultation with KCC, identify and allocate/safeguard potential walking routes through the Allocations DPD. However, delivery of the Core Strategy is not considered to be dependent upon delivery of these schemes (subject to discussions with Highways Agency).
Improving and providing new cycle routes (including between Swanley Town Centre and Station)	Sevenoaks District	To increase the attractiveness of cycling in Sevenoaks District	2010-2026 (Swanley Scheme to be developed as part of Town Centre regeneration)	Unknown	Kent County Council, Developers	Local Transport Plan funding (uncommitted) and Developer contributions	Emerging Transport Strategy	Through consultation with KCC, identify and allocate/safeguard potential cycling routes through Allocations DPD. However, delivery of the Core Strategy is not considered to be dependent on delivery of these schemes (subject to discussions with Highways Agency).
Education (excluding Adult Education)								
Additional Primary School Places to be provided through school	a)Sevenoaks Urban Area. b) Swanley	To ensure that sufficient school places are available for the forecast	a) 2011/12 onwards. b) 2012/13 onwards	£590.24 per flat and £2,360.96 per house (2008)	Kent County Council	Developer contributions	Core Strategy Preferred Options Reps (March 2009); KCC Guide to Development	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional primary school places. Improvements are

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
extensions		population.		prices)			Contributions (2008)	required to deliver the Core Strategy
Primary Capital Programme (Primary Schools)	Various	To rebuild and refurbish existing school facilities to ensure that they are fit for the future	2010 onwards	Unknown	Kent County Council	Central Government, KCC and Developer contributions (where appropriate)	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Site Allocations DPD. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Next Wave of Building Schools for the Future (Secondary Schools)	Various	To rebuild and refurbish existing school facilities to ensure that they are fit for the future	2016 - 2021	Unknown	Kent County Council	Central Government, PFI, KCC and Developer contributions (where appropriate)	Core Strategy Preferred Options Reps / KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Site Allocations DPD. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Children's Centres	The Willows, Swanley; Edenbridge Primary School	To provide a facility to provide information and offer access to services for families with young children under five years old	2009	Unknown	Kent County Council	Central Government and KCC	KCC Community Infrastructure Provision Paper	Schemes are anticipated to be complete by the time the Core Strategy is adopted. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Health								
Improvements to Sevenoaks Hospital	Sevenoaks	Initial works are required to provide sufficient capacity for the existing population. To increase the range of services provided. To	Unknown	Unknown	West Kent NHS	NHS funding and Developer contributions (to mitigate the need arising as a result of new development).	Core Strategy Preferred Options Reps / Infrastructure Planning Meeting	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity required as a result of development. However, it has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of this scheme.

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
		bring facilities up to a 21st Century standard. Further work may be required to provide sufficient capacity for development proposed.						
Relocation and expansion of Sevenoaks Town Medical Centre (currently at London Road, Sevenoaks)	Sevenoaks	Relocation is required to provide sufficient capacity for the existing population. Further expansion required as a result of development proposed.	Unknown	Unknown	West Kent NHS	NHS funding and Developer contributions (to mitigate the need arising as a result of new development).	Core Strategy Preferred Options Reps / Infrastructure Planning Meeting	Subject to clarification by West Kent NHS of the floorspace required, identify the need to allocate a site for relocation of Sevenoaks Town Medical Centre through Site Allocations DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity. However, it has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of this scheme.
Single Healthcare Facility in Hextable	Hextable	To provide sufficient capacity for the existing population	Need Identified	Unknown	West Kent NHS	NHS funding	Core Strategy Preferred Options Reps / Infrastructure Planning Meeting	Subject to clarification by West Kent NHS of the floorspace required, identify the need to allocate sites for Single Hextable Medical Facility through Site Allocations DPD. Delivery of the Core Strategy is not considered to be dependent upon delivery of this scheme.

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
Improve efficiency / capacity of GP practices	Sevenoaks and Edenbridge	Required to provide sufficient capacity for the forecast population increase	Currently Unknown	Unknown	West Kent NHS	Developer contributions	Core Strategy Preferred Options Reps	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Expansion and Improvement of Edenbridge Medical Centre (Station Road)	Edenbridge	Required to provide sufficient capacity for the forecast population increase	Currently Unknown	Unknown	West Kent NHS	Developer contributions	Core Strategy Preferred Options Reps	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional health capacity. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of this scheme.
Regeneration								
Community fund to support local regeneration projects in Swanley	Swanley	Required to ensure that new development in Swanley contributes towards regeneration priorities in the town. Priorities will continue to be identified through the Swanley People First Partnership.	2010 – 2026	Approximately £200 per dwelling	Sevenoaks District Council	Developer Contributions	Sevenoaks District Council	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for contributions towards Swanley regeneration.
Social Infrastructure - Adult and Youth Services (includes KCC Adult Social Services, Adult Education, Youth Services)								
Relocation and expansion of a) Sevenoaks Adult Education	a) Sevenoaks b) Swanley and Edenbridge	To provide sufficient capacity for the existing	2008 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the	KCC Community Infrastructure Provision	Subject to clarification of requirements by KCC, identify the need to allocate a site through the Site Allocations

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
District Centre, and b) development of Adult Education Local Centres / Community Hub		population and growth in the period to 2013				need arising as a result of new development) and other funding.	Paper	DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Adult Education Services. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Build and fit out of a) Youth Services District Hub, and b) Youth Services Community Hubs	a)Sevenoaks b)Edenbridge Westerham, New Ash Green	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013, Edenbridge scheme under construction	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	Subject to clarification of requirements by KCC, identify the need to allocate sites through Site Allocations DPD. Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Youth Services. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Build and fit out of Adult Social Services facilities a) Short term break / training for life flats, b) Supported Living Tenancies, c) Dementia Care Services	Various	To provide sufficient capacity for the existing population and growth in the period to 2013	2010 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	KCC Community Infrastructure Provision Paper	It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Build and fit out of Adult Social Services - Community	Sevenoaks Town, Swanley Town Centre	To provide sufficient capacity for the existing	2010 - 2013	Unknown	KCC	Combination of Developer contributions (to mitigate the	KCC Community Infrastructure Provision	Identify the need to allocate sites through Site Allocations DPD. Planning obligations policies in Core Strategy and

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
Hubs	and Edenbridge Community Centre	population and growth in the period to 2013				need arising as a result of new development) and other funding.	Paper	Developer Contributions SPD to consider the need for funding for KCC Adult Social Services. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Green Infrastructure and Open Space								
Improved Open Space Provision	a) Swanley, b) West Kingsdown	To meet needs arising as a result of existing deficiencies and development to 2026 proposed in the Core Strategy. Need identified by the Open Space, Sport and Recreation Study	a) 2009 onwards, b) longer term need	Unknown	a) Swanley Town Council, b) West Kingsdown Parish Council; Sevenoaks District Council	Combination of Developer contributions (to mitigate the need arising as a result of new development) and other funding.	Open Space, Sport and Recreation Study	Policy SP11 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Developer Contributions SPD will quantify the need for s106 funding for off site Open Spaces. The Site Allocations DPD will identify the need to allocate sites.
Increased provision of Children's Play Areas	Areas of deficiency listed in the Open Spaces Study	To ensure residential development has adequate access to children's play areas.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study	Policy SP11 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Developer Contributions SPD will quantify the need for s106 funding for off site Children's Play Areas. The Site Allocations DPD will identify where provision should be made in individual developments.
Increased provision of Allotments	Areas of deficiency listed in the Open Spaces	To ensure that communities have opportunities to	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions (to mitigate the	Open Space Sport and Recreation Study	Policy SP11 requires that residential developments provide or contribute towards open space where it is required

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
	Study	access allotments.				need arising as a result of new development) and other funding.		as a result of development. The Allocations DPD will identify, through consultation with parish councils and local communities, where additional provision should be made. The Developer Contributions SPD will quantify the need for s106 funding for off site allotments
Improvements to Green Infrastructure Network and its accessibility (in addition to schemes listed above).	Sevenoaks District	To improve access to green space and ensure that new development contributes towards habitat improvements. Green corridors can also promote walking and cycling.	2009 onwards	Unknown	SDC, Natural England, Environment Agency, Kent Wildlife Trust, Developers	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study; Green Infrastructure Topic Paper	Policy SP11 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Allocations DPD will identify where sites will be expected to contain green corridors and identify any existing green corridors to be safeguarded and enhanced.
Public Services - Library and Archives								
Expansion of Libraries	Sevenoaks, Swanley and Edenbridge	To provide sufficient capacity for the existing population and growth in the next 5 years	2010 - 2013	Unknown	KCC	Combination of Developer funding and other funding	KCC Community Infrastructure Provision Paper; Dennis Stevenson letter	Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Library and Archive Service. It has not been demonstrated that delivery of the Core Strategy is dependent upon delivery of these schemes.
Library and History Centre (County Centre of Excellence)	Maidstone	To provide sufficient capacity for the existing Kent population and growth in the next 5 years	2010 - 2013	Unknown	KCC	Combination of Developer funding and other funding	KCC Community Infrastructure Provision Paper	Planning obligations policies in Core Strategy and Developer Contributions SPD to consider the need for funding for KCC Library and Archive Service. It has not been demonstrated that delivery of the Core Strategy is

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
								dependent upon delivery of this scheme.
Public Services - Emergency Services								
Minor improvements to local and centralised policing functions may be required	Various locations within Sevenoaks District and Kent	To provide sufficient capacity for expanded policing functions required as a result of forecast population increase	2009 - 2026	Unknown	Kent Police	Developer funding	Infrastructure Planning Meeting	Planning obligations policies in Core Strategy and Developer Contributions SPD to set out the approach to calculating s106 contributions. Delivery of the Core Strategy is not considered to be dependent on delivery of new police infrastructure.
Utility Services – Clean Water Supply								
Improvement and Enhancement to existing water source serving Sevenoaks District and the wider area.	a) Tonbridge, b) Pembury, c) Saints Hill	To provide sufficient water resources for the existing and forecast numbers of customers in South East Water's Resource Zone 1, of which Sevenoaks District is a part	a) 2015 - 2020, b) 2015 - 2020, c) 2010 - 2015	Unknown	South East Water	South East Water (requires OFWAT approval).	South East Water Draft Water Resources Management Plan: Statement of Response (January 2009). These schemes are also identified in the WRSE Modelling undertaken by the Environment Agency	Required to support development proposed by adopted South East Plan. A public inquiry, expected in 2010, has been called into the South East Water Draft Water Resources Management Plan. However, this is not considered to be a significant threat to delivery of the Core Strategy as one of the key reasons for the calling of a public inquiry into the WRMP is that it identifies 'significantly more resource development than may be needed'.
Development of new groundwater sources	a) Browns Wood, nr Tonbridge (b) Lower Greensand sources	To provide sufficient water resources for the existing and forecast numbers of customers in	a) 2020 - 2030 b) 2015 - 2020	Unknown	South East Water	South East Water (requires OFWAT approval).	South East Water Draft Water Resources Management Plan: Statement of	Required to support development proposed by adopted South East Plan. A public inquiry, expected in 2010, has been called into the South East Water Draft Water Resources Management Plan.

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
		South East Water's Resource Zone 1, of which Sevenoaks District is a part					Response (January 2009). These schemes are also identified in the WRSE Modelling undertaken by the Environment Agency	However, this is not considered to be a significant threat to delivery of the Core Strategy as one of the key reasons for the calling of a public inquiry into the WRMP is that it identifies 'significantly more resource development than may be needed'.
Expansion of Treatment Works at Bough Beach Reservoir	Bough Beach	To provide sufficient water resources for the existing and forecast numbers of customers in Sutton and East Surrey's supply area	Improvements planned for 2010 and 2012	Unknown	Sutton and East Surrey Water	Sutton and East Surrey Water (requires OFWAT approval)	Sutton and East Surrey Final Draft Water Resources Management Plan (now approved by DEFRA)	Required to support development required by adopted South East Plan.
Development of Upper Thames Reservoir	Outside Sevenoaks District - Abingdon	Potentially required to provide sufficient water resources for existing and forecast numbers of customers in Thames Water and other water company supply areas.	Post 2026	Unknown	Thames Water	Water Companies (requires OFWAT approval)	Thames and Sutton and East Surrey Water's Draft Water Resources Management Plan (Thames and South East Water WRMP to be subject to Public Inquiry)	None at present. This would be an issue for future reviews of the Core Strategy.

Critical Infrastructure Projects

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

Scheme	Location	Need for Scheme	Timescale	Cost	Lead Body	Funding Arrangements	Source	Implications for the LDF
Providing a new walking and cycling route between Swanley Town Centre and Swanley Station	Swanley	To increase the attractiveness of walking, cycling and train use in Swanley	To be developed as part of Town Centre regeneration	Unknown	Developer and KCC	Local Transport Plan funding (uncommitted) and Developer contributions	Emerging Transport Strategy	Through consultation with KCC, identify and allocate/safeguard potential walking routes through the Allocations DPD. However, delivery of the Core Strategy is not considered to be dependent upon delivery of these schemes (subject to discussions with Highways Agency).
Additional Primary School Places to be provided through school extensions	a) Sevenoaks Urban Area. b) Swanley	To ensure that sufficient school places are available for the forecast population.	a) 2011/12 onwards. b) 2012/13 onwards	£590.24 per flat and £2,360.96 per house (2008 prices)	Kent County Council	Developer contributions	Core Strategy Preferred Options Reps (March 2009); KCC Guide to Development Contributions (2008)	Planning obligations policies in Core Strategy and Developer Contributions SPD to reflect the need for additional primary school places. Improvements are required to deliver the Core Strategy
Improvements to Green Infrastructure Network and its accessibility (including open space, childrens play areas, allotments)	District wide	To ensure that sufficient green infrastructure (including open space) is provided / made accessible to support new development.	2009 onwards	Unknown	Parish and Town Councils; SDC	Combination of Developer contributions and on-site provision (to mitigate the need arising as a result of new development) and other funding.	Open Space Sport and Recreation Study; Green Infrastructure Topic Paper	Policy SP11 requires that residential developments provide or contribute towards open space where it is required as a result of development. The Allocations DPD will identify where sites will be expected to contain green corridors, identify any existing green corridors to be safeguarded and enhanced and identify the need to allocate sites. The Developer Contributions SPD will quantify the need for s106 funding for green infrastructure.

Core Strategy and Community Plan – Appendix 5

This Appendix shows how the Core Strategy implements relevant parts of the Council’s Community Strategy.

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

		Areas of Outstanding Natural Beauty will be maintained. Policy SP1 requires that the District's heritage assets, including listed buildings, conservation areas, archaeological remains, ancient monuments and historic parks and gardens will be protected and enhanced.
Aim: Address climate change issues by promoting energy efficiency and renewable energy and conserve natural resources	Yes	Policy SP2 sets out a range of measures that will mitigate current and forecast effects of climate change.
Aim: Increase recycling and reduce waste	Yes	Improved recycling and waste reduction in new development is consistent with Policy SP2
Aim: Tackle air quality problems	Yes	Policy SP2 states that the District will mitigate current and forecast effects of climate change by, amongst others, focussing new development on locations that are accessible to services and facilities to reduce the need to travel and supporting rural public transport services and promoting the use of travel plans to reduce dependence on travel by car. The design and location of new development will take account of the need to improve air quality in accordance with the District's Air Quality Action Plan.
Dynamic Economy		
Aim: Encourage a dynamic economy through the planning system	Yes	Policy SP8 requires existing employment sites to be retained with the opportunity for modernisation and redevelopment to better meet the needs of business. Policy LO9 requires that development that supports the diversification of the rural economy and the vitality of local communities will be supported provided its compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty and other rural parts of the District.
Aim: Ensure town and village centres remain viable and vibrant	Yes	Policy LO3 requires a vibrant mix of uses to be maintained and enhances within Sevenoaks Town Centre. Approximately 12,000 sq. metres of floorspace will be provided in the town centre, primarily after 2017. Policy LO5 promotes regeneration of Swanley

		town centre. Policy LO6 supports Edenbridge town centre and Policy LO7 supports village centres including regeneration of New Ash Green
Aim: Encourage sustainable tourism	Yes	Policy LO8 requires that development that supports rural tourism projects will be supported provided its compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty and other rural parts of the District. Policies LO3 and LO5 support hotel development in Sevenoaks and Swanley respectively
Aim: Attempt to influence the impact from development along the Thames Gateway	Yes	This has been taken forward in responding to the South East Plan
Aim: Promote the rural economy	Yes	Policy LO7 requires that any loss of services and facilities that serve the local community will be resisted. The council will support proposals to improve provision of services and facilities to serve the local community, subject to any development being of a scale and character appropriate to the area. Existing employment sites will be retained with the opportunity for modernisation and redevelopment to better meet the needs of business. The Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.
Aim: Work with partners across West Kent to improve skills, learning, business development, tourism, the infrastructure and regeneration	Yes	Policy SP8 supports this aim by maintaining a stock of employment land and Policy LO8 supports the diversification of the rural economy
Aim: Target minibus services and promote the use of bus services to meet particular needs	Yes	Policy LO7 seeks to maintain and improve rural transport services
Aim: Promote existing transport links and press for improved, more integrated transport	Yes	Policy LO7 states that the Council will work with service providers to maintain and where possible improve rural transport services, so that the accessibility of rural communities is maintained.
Aim: Encourage sustainable travel within the District	Yes	Policy SP2 states that new development will be focused on locations that are accessible to

		services and facilities to reduce the need to travel. Rural public transport services will be supported as well as promoting the use of Travel Plans to reduce dependence on travel by car.
Aim: Promote balanced and sustainable Communities	Yes	Policy SP3 states that affordable housing will be provided and that the location, layout and design of the affordable housing within the scheme should create and inclusive development. Policy SP4 states that limited development for affordable housing in rural areas may only be permitted adjacent to existing settlements to meet identified local needs.
Aim: Ensure that communities have a greater say in influencing the future shape of their areas	Yes	Planning for People , the Council's Statement of Community Involvement, sets out the process to involve the community in the production of the LDF
Aim: Ensure that communities have access to good community buildings and facilities	Yes	Policy SP9 states that all new development which creates a requirement for physical, social and green infrastructure provision will be expected to provide or contribute to this infrastructure.
Aim: Extend access to services in schools so that schools are at the heart of communities	Yes	Policy SP10 supports this aim by protecting and enhancing provision of facilities sport and recreation in the District
Aim: Enable local, social, community and cultural activities to flourish for all age groups	Yes	Policy SP10 supports this aim by protecting and enhancing provision of facilities sport and recreation in the District
Aim: Promote cultural diversity and ensure equality of opportunity for people who live and work in the District	Yes	The Core Strategy is subject to a separate Equalities Assessment

Glossary

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

Affordable housing

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

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

Air Quality Management Area (AQMA)

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

Annual Monitoring Report (AMR)

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

Area of Outstanding Natural Beauty (AONB)

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

BREEAM

Building Research Establishment Environmental Assessment Method

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

Brownfield

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

Code for Sustainable Homes

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

Conservation Areas

Areas of special architectural or historical interest, where development is more

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

Core Strategy

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

Development Plan Documents (DPD)

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

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

Green Belt

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

Greenfield

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

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.

Local Development Document (LDD)

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

Local Development Framework (LDF)

The LDF contains a portfolio of Local Development Documents which provides the

local planning authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land.

Local Development Scheme (LDS)

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

Local Wildlife Site

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

Major Developed Site (MDS)

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

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

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

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

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

Renewable Energy

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

Settlement Hierarchy

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

Site of Special Scientific Interest

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

South East Plan

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

Statement of Community Involvement (SCI)

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

Strategic Flood Risk Assessment (SFRA)

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

Strategic Housing Land Availability Assessment (SHLAA)

A Strategic Housing Land Availability Assessment should:

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

Strategic Housing Market Assessment (SHMA)

A Strategic Housing Market Assessment should:

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

Supplementary Planning Document (SPD)

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

Sustainability Appraisal (SA)

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

Sustainable Urban Drainage System (SUDS)

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

Windfall Site

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

References:

Communities and local government documents:

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

Planning Portal, (<http://www.planningportal.gov.uk/england/professionals/en/1115310681665.html>)

BREEAM, <http://www.breeam.org/page.jsp?id=27#how>

“Definition of the term ‘gypsies and travellers’ for the purposes of the Housing Act 2004”, February 2006, pg 9

<http://www.kent.gov.uk/environment/wildlife-and-landscapes/kent-special-places/local-wildlife-sites.htm>

South East Regional Assembly -
<http://www.southeast-ra.gov.uk/faq3.html>.

