

COUNCIL

19 February 2013 at 7.00 pm

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

- 5. g) Allocations and Development Management Plan (Pages 1 - 470)
- h) Community Infrastructure Levy Charging Schedule (Pages 471 - 1088)

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Sevenoaks District Council
LDF Allocations and Development Management DPD:
Duty to Cooperate - 'Statement of Compliance'

February 2013



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1. Introduction

The Duty to Cooperate is a legal requirement set out in Section 110 of the Localism Act 2011, applying to all Local Planning Authorities, National Park Authorities and County Councils in England, and to a number of other public bodies. The Duty requires on-going constructive collaboration and active engagement between local planning authorities and their neighbouring authorities, as well as other statutory bodies such as Natural England, English Heritage, and the Highways Agency throughout the preparation process for all development plans. This is in addition to statutory consultations.

The purpose of this background paper is to identify and explain the ways in which the Council have collaborated and cooperated with other public bodies and stakeholders, and organisations throughout the preparation of the Allocations and Development Management Policies Development Plan.

This document should be read in conjunction with the Consultation Statement (under regulation 22c of the Town and Country Planning Regulations 2012 as amended ('the regulations' hereafter)), which provides details of the statutory consultations that took place, including how representations were made, throughout the preparation of the Development Plan.

2. Policy Context

The National Planning Policy Framework (NPPF) states that public bodies have a duty to cooperate on planning issues that cross administrative boundaries, and sets out in paragraph 156 key strategic priorities that Local Planning Authorities should address in their local plans. These strategic priorities with cross-boundary impacts that should be addressed and delivered through policies are:

- the homes and jobs needed in the area,
- the provision of retail, leisure, and other commercial development,
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
- the provision of health, security, community and cultural infrastructure and other local facilities
- climate change mitigation and adaptation, conservation and enhancement of the natural and physical environment, including landscape.

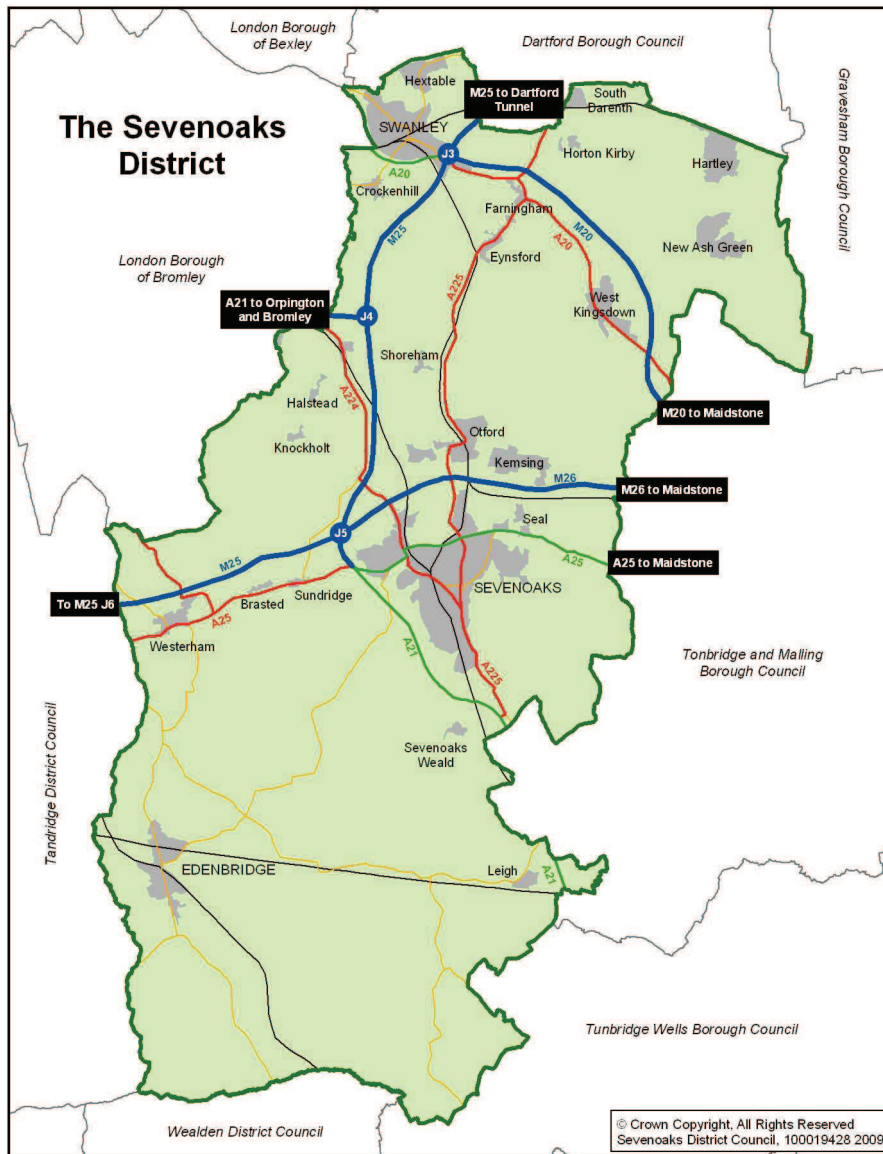
Local planning authorities are expected to demonstrate evidence of having effectively cooperated in order to plan for these cross boundary strategic issues.

Co-operation should be an on-going process of engagement throughout all stages of the plan preparation, and should not only be with other public bodies such as adjoining authorities, but also with private sector bodies, utility and infrastructure providers. In addition to adjoining local authorities and County Councils, Part 2 of the regulations lists the other bodies with whom co-operation with the local authority should take place on these strategic matters. Of those bodies, those considered to be of most relevance to Sevenoaks District are:

- Environment Agency
- English Heritage
- Natural England
- Homes and Communities Agency
- Primary Care Trust
- Kent County Council Highways Authority
- Highways Agency

3. Sevenoaks District Context

Sevenoaks is a large District in Kent lying to the south east of London Boroughs with an overall area of just over 143 square miles (370 square km). 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.



It comprises three main urban settlements; Sevenoaks being the principal urban area; Swanley is the second largest, located to the north of the district on the Greater London edge; and Edenbridge being the main centre in the rural south. Scattered throughout the district are also several larger villages, and many smaller villages and hamlets.

Despite adjoining the outer edge of London it is predominantly rural with 93% of the District designated as Green Belt. 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.

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The District also contains many important historic assets, with 17 nationally designated historic parks and gardens including Knole House and Park, and 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.

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.

The transport infrastructure of the district provides connections and access to major parts of the south east by road and rail, such as to Greater London, Gatwick, Stansted, and Heathrow airports, the Channel Ports, and International stations at Ashford and Ebbsfleet. Rail services are also focused on links towards the Kent/Sussex coasts, Redhill, Uckfield and East Croydon.

There is an overall impression of affluence, particularly within the Sevenoaks urban area, with a large commuter base for those working in London. 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. High levels of local deprivation do also exist within the District, particularly affecting the areas of Swanley and Hartley to the north. 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.

4. Co-operation carried out to date

Sevenoaks District is constrained by a number of national planning designations and consequently has limited development potential. This inevitably means that the emphasis in allocating sites in the AMDP is either to seek to retain existing uses, or to promote small scale sites. There are no cross-border major transport infrastructure proposals. This means that strategic priorities across local boundaries were largely coordinated through the Core Strategy and this process is set out below.

4.1 Core Strategy Evidence base

The co-operation undertaken by the Council during the preparation of the Core Strategy resulted in a sound evidence base for adopting policies to address the key strategic priorities set out above. This coordinated evidence has since influenced the preparation of the Allocations and Development Management Policies Development Plan representing a continuation of the influence of the previous co-operation that has taken place.

4.1.1 West Kent Strategic Housing Market Assessment

The Council was actively involved the formation of the West Kent SHMA Housing Partnership Board, which was formed by all West Kent local authorities (Tunbridge Wells and Tonbridge and Malling Borough Councils and Sevenoaks District Council) to share and pool information and bring local knowledge to the assessment process. The aim of the partnership was to involve stakeholders in the process in order to maximise co-operation in the formation of evidence and policies by allowing stakeholders to have the opportunity to contribute to any aspect of the assessment process. Officers from the West Kent authorities as well as Kent County Council Officers, and representatives from several developers and housing associations with interests in the area were involved in developing evidence to support the plan preparation.

4.1.2 Infrastructure Delivery Plan and Community Infrastructure Levy

As part of the evidence base for the Core Strategy Preferred Options stage, a draft Infrastructure Delivery Plan (IDP) was produced. Production of the IDP involved significant and on-going engagement with infrastructure providers on their strategies for infrastructure improvements and knowledge of likely deficiencies as a result of development. Organisations were asked to provide information on needs, costs, phasing of development, funding sources and responsibilities for delivery. This information gathering with the various providers was followed up by meetings between SDC Planning Officers and key organisations including Environment Agency; Primary Care Trust; Kent County Council and the Highways Agency. A number of these providers also made representations during the Core Strategy Preferred Options consultation, which was seen as an opportunity for future dialogue and co-operation.

The IDP, prepared as a result of this engagement, identifies the infrastructure considered to be required to support the scale and distribution of development proposed in the District. This included additional primary school places in the Sevenoaks Urban Area and Swanley, expanded medical facilities in Sevenoaks Urban Area, Swanley and Edenbridge, improvements to centralised policing functions and improvements to open space provision at various locations across the District. Policies SP9 (Infrastructure Provision)

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and SP10 (Green Infrastructure, Open Space, Sport and Recreation Provision) require contributions towards or the provision of this infrastructure where it is necessary to support development.

The Council is currently in the process of preparing a Community Infrastructure Levy Charging Schedule, which will be subject to a separate consultation and examination. However, it is important to note that co-operation has been achieved to date on the preparation of the CIL document, such as joint working with Tunbridge Wells Borough Council on the viability assessment, in order to address the strategic infrastructure priorities, with input having been sought from a variety of stakeholders as well as infrastructure providers. The Infrastructure Delivery Plan also played a key role in informing SDC of areas of deficiencies for inclusion in the Core Strategy and the ADMP.

Through early engagement on the Allocations and Development Management Plan and the Core Strategy IDP, as well as more recent engagement on the CIL Charging Schedule, the Council has been able to identify the types of schemes that will be required to deliver specific site allocations in the Allocations and Development Management Plan. This includes the provision of a sewer flood alleviation scheme to bring forward the Hitchen Hatch Lane housing allocation, potentially involving a sewer diversion and provision of additional storage capacity. In addition, an access improvement scheme has been prepared to mitigate the impact of employment development at Broom Hill. In addition, the CIL Draft Infrastructure Plan provides an updated assessment of the non-site specific infrastructure required to support development. This includes additional school places at Secondary Schools in Sevenoaks District.

4.1.3 West Kent Local Investment Plan

The Council actively engaged with the Homes and Communities Agency, as well as Kent County Council and Tonbridge and Malling, Tunbridge Wells and Maidstone Borough Councils and other private, public and voluntary sector organisations in the preparation of the West Kent Local Investment Plan (2010). The Plan covers the period 2011-2014 and sets out agreed priority areas and schemes that may benefit from interventions. The Plan has influenced the preparation of a Local Investment Agreement that covers funding for key housing and place-making activities. Sites identified as likely to come forward in the Allocations and Development Management Plan over the 2011-2014 period and beyond were identified in the West Kent Local Investment Plan. Projects included:

- West Kent Cold Store, Dunton Green;
- Land West of Blighs Meadow, Sevenoaks;
- Swanley Town Centre;
- Land West of Cherry Avenue, Swanley;
- United House, Swanley; and
- New Ash Green Village Centre.

Schemes included within the Investment Plan are more likely to receive funding from the HCA, as Social Housing Grant, to deliver affordable housing or funding to unlock delivery, such as for essential infrastructure. SDC continues to engage with the HCA to ensure that the list of key schemes that may benefit from HCA funding or other interventions is kept up-to-date as circumstances on development sites change, for example the number of dwellings proposed on the United House and Cherry Avenue sites and the changes in the proposals for Swanley Town Centre.

4.1.4 Settlement Hierarchy

SDC prepared a Settlement Hierarchy in 2007/8 and updated it in 2009. The Hierarchy seeks to identify the size of existing settlements in the District (based on their population) and the number and range of services available within them. Town and Parish Councils were engaged in the process of identifying services available within settlements in their areas. The Settlement Hierarchy provides part of the justification for the distribution of development proposed by the Core Strategy.

4.2 Allocations and Development Management Policies Development Plan

The Duty to Cooperate extends to those strategic priorities which relate to potential cross-boundary impacts, as identified by the NPPF (see section 2). As previously mentioned, these strategic priorities have been recently settled by the adopted Core Strategy. The Allocations and Development Management Plan seeks to identify sites and policies that will deliver those strategic priorities addressed within the Core Strategy.

As set out above, sites allocated in the AMDP either seek to retain existing uses, or are small in scale and therefore have little direct impact on adjoining authorities or many of the other bodies listed in the Regulations. Nevertheless, this section highlights the co-operation and engagement that has taken place to prepare the site allocations and strategic policies that could have potential impacts upon adjoining authorities and cross boundary issues.

At the Options stage of the preparation of the ADMP Development Plan, each potential development site was assessed against certain criteria in order to ensure that all reasonable alternatives had been considered by the Council. This assessment drew on information in the SHLAA, IDP, the Employment Land Review and other evidence base studies. The information within these documents was considered to be up to date and to be of sufficient detail to inform the initial site selection (as they had recently informed the Core Strategy). However this was supplemented by discussions with public bodies and infrastructure providers where considered appropriate.

Table 1 provides a summary of those bodies prescribed in the regulations with whom SDC cooperated and engaged during the preparation of the ADMP.

Table 1: Summary of engagement with key stakeholders and partners

English Heritage	English Heritage attended a workshop on Green Infrastructure organised and lead by SDC in order to feed into the GI policies. English Heritage was also consulted on the Sustainability Appraisal as part of the preparation of the ADMP, and did not raise any issues.
National England	Natural England attended a workshop on Green Infrastructure organised and lead by SDC in order to feed into the GI policies section of the ADMP. Natural England was also engaged in the Appropriate Assessment for the Core Strategy to identify measures to mitigate any potential impacts that could arise from the proposed policies within the Core Strategy. Natural England was also consulted on the Sustainability Appraisal as part of the preparation of the ADMP. They emphasised the need for the Council to include positive measures in policies to “conserve and enhance” biodiversity

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	and the natural environment where the Interim SA for the Development Management policies appraised them as neutral against the relevant objectives. This has been reflected in the emerging policies of the ADMP, in particular Policy GI1.
Highways Agency	The Highways Agency has been engaged primarily on the Broom Hill allocation site during the Core Strategy and ADMP preparation, as well as impacts on the strategic road network across Sevenoaks district. The Highways Agency has confirmed that any unacceptable adverse impact on the Strategic Road Network of the type and scale of development proposed at the Broom Hill site can be adequately mitigated, following an assessment undertaken on behalf of the landowner.
Kent County Council (Highways Authority)	The Highways Authority (KCC) has been engaged in discussions on all the proposed allocation sites and relevant policies, and has particularly been involved in discussions regarding the GSK site, and Fort Halstead. KCC's comments have influenced the development guidance in the Allocations and Development Management Plan on a number of sites. For example, the need for the Gasholder site (Sevenoaks) to be accessed from Cramptons Road rather than the A225 and for the Bevan Place site (Swanley) to be accessed via Bevan Place rather than Goldsel Road or High Street.
Environment Agency	As well as being involved in the preparation of the Core Strategy Infrastructure Delivery Plan, the Environment Agency has been consulted on all development sites and has not identified a specific need for site-specific infrastructure, which would have warranted further engagement on the proposed allocations. Engagement with the EA through the preparation of the CIL Charging Schedule has identified schemes that may be required to resolve existing deficiencies and support development on a District-wide or settlement-wide scale, which could be funded through CIL. The EA were also invited to attend the Green Infrastructure workshop and was also consulted on the Sustainability Appraisal as part of the preparation of the ADMP. They supported the consideration of natural environment objectives in the scoping report including consideration of flood risk, biodiversity, water consumption and climate change adaptation, but raised concern that the Council should include consideration of the Water Framework Directive and other flood risk and River basin management plans and policies. This has now been included within the updated Scoping Report and SA report for the ADMP.
Primary Care Trust	As well as being involved in the preparation of the Core Strategy Infrastructure Delivery Plan, the Primary Care Trust has been consulted on all development sites and has not identified a need for on-site facilities on the proposed allocations, which would have warranted further engagement on the allocations. Instead, the impact of development on NHS facilities will be mitigated through the delivery of projects funded, in part, through CIL. Engagement with the NHS through the preparation of the CIL Charging Schedule has identified existing facilities that may need to be improved based on the Council's Housing Trajectory.

Strategic Policies with Impacts Beyond the District

4.2.1 Green Infrastructure and Open Space

Protecting and improving the environment has always been a central aim of the planning process and is a key element of the Core Strategy, fulfilling a key strategic priority set out in the NPPF. A number of bodies were engaged with, and collaborated in, the policy formation process for issues covering green infrastructure and open space.

SDC organised and lead a workshop in June 2011 inviting representatives from all adjoining authorities, statutory stakeholders (including the Environment Agency), National interest groups and local interest groups (such as the Sevenoaks Cycling Forum). Representatives from adjoining authorities (Dartford, Tandridge, and Tunbridge Wells), Kent County Council, Natural England, English Heritage, High Weald AONB Unit, CPRE, Kent Wildlife Trust, and Sevenoaks Cycling Forum attended to provide expert advice and input into discussions regarding green infrastructure across the Sevenoaks District area. This ensured that cross-boundary links could be made from the outset to deliver a robust set of policies for the ADMP that are capable of connecting to other green infrastructure provisions in neighbouring areas.

Separate discussions were held with the Kent Downs AONB Unit in order to address their concerns for the content of the GI policies drafted for the ADMP to include more emphasis on the importance of the AONB and its protection and management. As a result of these discussions the policy wording for Policy GI1 – Green Infrastructure and New development was strengthened to include reference to the guidance set out within AONB Management Plans, reflecting the comments made by Kent Downs AONB Unit. Similarly, the High Weald AONB Unit made similar comments relating to the need to refer to the AONB Management Plan within the policy wording, which again has directly influenced the proposed policy.

Opportunities for cross-boundary green infrastructure linkages were identified through consultation with adjoining authorities and in accordance with their adopted and emerging plans. These were included on the Green Infrastructure Opportunities map within the Allocations and Development Management Plan.

4.2.2 Heritage Assets

The historic environment is a key strategic priority that the ADMP seeks to address, in accordance with the adopted Core Strategy Policy SP1.

The importance of cultural heritage is highlighted within the High Weald and Kent Downs AONB designations. However, it was felt by the Kent Downs AONB Unit that this was not adequately reflected within the policy supporting text for Heritage Assets within the draft ADMP. Therefore, through discussions with them, additional wording was added to make reference to the important protection status of the AONBs and to ensure their Management Plans were taken into account when proposing any development in these areas.

English Heritage was consulted on the ADMP document, but did not raise any issues to the proposed policies or supporting text regarding heritage assets, demonstrating that the proposed policies adequately support the strategic aims and objectives of the NPPF.

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4.2.3 Habitat Regulations Appropriate Assessment

Sevenoaks District does not contain any sites designated at a national or European level for protection for the natural habitats and species they contain. However, strategic development taking place within the district may have had the potential to impact on such sites located outside of the district boundary such as Ashdown Forest, North Down Woodlands and Thames Estuary and Marshes. Consequently the Council commissioned a Habitat Regulations Appropriate Assessment to consider whether any of the proposed policies or sites allocated within the ADMP would have an impact on the natural habitats and species contained within these designated sites. Natural England were engaged in this assessment, who accepted the conclusions drawn by the HRA confirming that no impacts would occur on sites beyond the District boundary from the proposed policies and allocations contained within the ADMP, precluding the need for further co-operation on this issue.

Large Sites with Potential Impacts Beyond the District

4.2.4 Glaxo Smith Kline, Leigh

This is a proposed strategic site allocation close to the boundary with Tonbridge and Malling Borough Council, so co-operation and engagement has been important in order to ensure the most suitable and achievable allocation can be put forward. Tonbridge and Malling Borough Council were consulted, and made representations, during the ADMP Supplementary Sites Consultation in March 2012. Tonbridge and Malling Borough Council supported the allocation of the site for residential led mixed use. TMBC support the retention of the north and west existing access points and the inclusion of accessibility improvements on the site. These have been retained in the Development Guidance for the allocation.

SDC attended a meeting with Leigh Parish Council during which discussions were held about this site. Leigh Parish Council wished to see the site retained as industrial/employment raising concerns about the impact on the village from a residential development in terms of access and infrastructure. Kent County Council was asked to provide details on a highways perspective in order to inform the site appraisal. As a result of their initial comments, and representations made during the Supplementary Sites Consultation, details regarding accessibility improvements are to be sought as part of any redevelopment and the provision of a transport assessment have been included as part of the allocation.

Leigh Parish Council formed a Working Group bringing together members of the relevant Parish Councils and other stakeholders in the local community, including Hildenborough Parish Council, located within Tonbridge and Malling Borough. The Working Group produced a report and submitted this to SDC for consideration. One of the main concerns raised was the length of time the site had been marketed for employment use, in order to provide evidence to justify the loss of the employment site to residential. This concern gave rise to further marketing carried out and resulted in the preferred option for the site to retain 'Building 12' as employment use, releasing the remainder of the site for residential use.

Another concern raised by the Working Group, which subsequently influenced the details of the allocation, was the density of the proposed housing. The Working Group wished to see a lower density to reflect the local character of the area, and lack of sustainability,

which despite being slightly lower than the adopted Core Strategy would allow for in such a location, SDC felt this could be justified given the location and character of the area.

The inclusion of further details in the allocation guidance regarding the relationship of the redevelopment of the GSK site with the surrounding green infrastructure was also requested by the Working Group. This was in order to provide an appropriate transition between new development and the surrounding countryside, due to the sites rural location. This issue was accepted by SDC and as a result the allocation guidance now provides details of open space and green infrastructure that would be sought as part of any redevelopment of the site.

4.2.5 Fort Halstead

Fort Halstead is a major developed employment site within the Green Belt, and whilst it does not directly impact on any boundaries with adjoining authorities, it is an important employment site within the District so any redevelopment of this site could have implications for employment provision across a wider area. The promoters of the site have engaged with the adjoining London Borough of Bromley, Pratts Bottom Residents Association and Kent Highways. It was explained to officers at Bromley Council that CBRE's emerging proposals are focused on job retention.

The promoters of the site have also organised engagement workshops to give local organisations, including local parish councils, the opportunity to comment on the options for the redevelopment of the site at an early stage.

The promoters of the redevelopment of the site were invited to attend a Sevenoaks District Locality Board Officers Meeting in August 2012. This meeting gave the promoters the opportunity to explain their programme for preparing a development scheme for the future of the site and for partners, including KCC, NHS, local Housing Associations and the Kent Downs AONB Unit to raise potential issues and provide feedback at an early stage. It was agreed that further meetings would be held as the development proposals progress.

4.3 Other forms of co-operation

4.3.1 Kent Planning Officers Group

The Kent Planning Officers Group and its sub-group, the Kent Planning Policy Forum, exist to provide an opportunity for all Kent district councils, Medway Council, Kent County Council and the Environment Agency to discuss common strategic issues, update other authorities on plan preparation, share best practice and identify areas for joint working at officer level. The most significant issues considered by these groups can then be considered by the Kent Forum, on which each local authority is represented by its Leader. The groups have existed since before the Duty to Cooperate and now play a role in fulfilling the Duty within Kent. Recent issues to have been considered by the groups that are relevant to the preparation of the Allocations and Development Management Plan include:

- The impact of the Duty to Cooperate on the preparation of subsequent plan/DPD following the adoption of a Core Strategy;

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- Engagement on the need and opportunities for Special Landscape Areas to be designated in Kent – through which it was decided that Local Landscape Areas already play an effective and policy-compliant role;
- The calculation of 5 year housing supplies;
- Briefings by local experts on the role and importance of Local Nature Partnerships; and
- Briefings by local experts on Sustainable Drainage and Drainage Improvement.

Other issues of strategic importance for the groups that have or will play a role in the development of future planning policy documents include:

- Preparation of a common framework for recommending future dwelling numbers;
- Engagement on the preparation of KCC's Integrated Infrastructure Funding Model;
- Engagement on the preparation of strategy-led demographic forecasts;
- Co-ordinated engagement in the preparation of Water Resources Management Plans covering parts of Kent.
- Engagement on a common methodology for the preparation of Gypsy, Traveller and Travelling Showpeople Accommodation Assessments and on opportunities for achieving a shared approach to meeting needs.

4.3.2 Gypsies and Travellers

In terms of meeting any cross boundary issues relating to the provision of homes for Gypsies and Travellers, SDC are currently preparing a Gypsy and Traveller Plan to allocate sites for Gypsies and Travellers and Travelling Showpeople, which will be subject to a separate consultation and examination. However it is important to note that co-operation and engagement has taken place to date with adjoining Local Authorities and Kent County Council, which will be set out in a separate statement, as well as that which took place for the preparation of the Core Strategy Policy SP6.

5. Future Co-operation

The process of co-operation will not end once the ADMP has been adopted; there will be a need to work with public bodies and Councils to deliver the various policies within the DPD along with the Core Strategy and other elements of the LDF.

A key aspect of implementing these documents will be ensuring that the infrastructure required to support the development proposed is funded and implemented. The District Council will consult relevant agencies on the CIL and until its introduction will continue to use planning obligations for local infrastructure. This will require continued co-operation between the District Council and the various infrastructure providers to identify what is required, when it will need to be implemented and who will be responsible for its design and delivery.

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Equality Impact Assessment

Details of the assessment	
Name of Function/Policy/ Service being assessed	LDF Allocations and Development Management Plan Draft for Submission
Date of assessment	Commenced: January 2013 Completed: January 2013
Directorate & Service	Community and Planning Services, Planning Policy
Policy Owner	Tony Fullwood
Name of Officer(s) carrying out assessment:	Helen French

Step 1	Initial Screening for:	
	<ul style="list-style-type: none"> New/revised policies/strategies policy decisions considering partnership working arrangements procurement/commissioning activities (For assessments identified within the Equality Impact Assessment Timetable please go straight to Step 2).	
	Key Questions	Answers/Notes
1	What are you looking to achieve in this activity?	Assess this plan which supports the LDF vision and strategic objectives for future development in the district over the period up until 2026. This Development Plan Document is set in the context of the Core Strategy. This strategy is central to the delivery of sustainable development and creating sustainable communities.
2	Who in the main will benefit?	All those who engage with the planning system and require planning guidance and advice, incorporating members of the public, developers, private applicants
3	Does the activity have the potential to cause adverse impact or discriminate against different groups in the community?	Yes <input checked="" type="checkbox"/> Please explain: The plan allocates land for future development and sets out policies by which future development must be assessed against. This could have a negative impact on particular groups
		No <input type="checkbox"/> Please explain:
		Note: if the answer is 'yes' then a full equality impact assessment is required – see step 2.
4	Does the activity have potential to make a positive contribution to equalities?	Yes <input checked="" type="checkbox"/> Please explain: The plan allocates land for future development and sets out policies by which future development must be assessed against. This could have a positive impact.
		No <input type="checkbox"/> Please explain:

Equality Impact Assessment

Step 1	Initial Screening for: <ul style="list-style-type: none"> New/revised policies/strategies policy decisions considering partnership working arrangements procurement/commissioning activities (For assessments identified within the Equality Impact Assessment Timetable please go straight to Step 2).	
	Key Questions	Answers/Notes
		Note: if the answer is 'yes' then a full equality impact assessment is required – see step 2.

Where the screening has identified the need for a full impact assessment, this must:

- be commenced during the drafting stages of a new policy/strategy and fully completed following any consultation period before submitting for committee approval
- carried out before any policy decision is taken
- completed in the planning stages of any procurement exercise

Equality Impact Assessment

	Key Questions	Answers/Notes
Step 2	Scoping the assessment	
1.	What is the overall aim, or purpose of the function/ policy/service?	<p>The Allocations and Development Management Draft for Submission supports the LDF vision and strategic objectives for future development in the district over the period up until 2026. The plan is set out in the context of the Core Strategy. It is central to the delivery of sustainable development and creating sustainable communities.</p> <p>The Core Strategy sets out the general approach to the scale and location of development. This document allocates specific development sites, and contains more detailed policies which will be used to help determine planning and applications and will deliver the strategic objectives of the Core Strategy.</p>
2.	What outcomes do you want to achieve with this function/ policy/service and for whom?	<p>This document provides the mechanism and further detail for achieving the Core Strategy objectives. The policy areas reflect the desired outcomes:</p> <ul style="list-style-type: none"> Sustainable Communities and Development Policies Environment Housing and Mixed Use Development The Economy and Employment Town and Local Centres Green Infrastructure and Open Spaces The Green Belt Leisure and Tourism Community Facilities

Equality Impact Assessment

	Key Questions	Answers/Notes	
		Travel and Transport	
3.	Who will be affected?	All those who engage with the planning system and require planning guidance and advice, including members of the public, developers, private applicants.	
4.	Who defines or defined the function/service/ policy?	This document is prepared by the Sevenoaks Planning Policy Team and the general public through continued consultation in accordance with the adopted Statement of Community Involvement.	
5.	Who implements the function/service/policy?	Sevenoaks District Council and other partner organisations operating within the district area will have a role in implementation.	
6.	How do the outcomes of the function/service/policy meet or hinder other policies, values or objectives of the public authority (if applicable)?	Please indicate which of the Councils core values / promises (as set out in the Vision) these outcomes relate to:	
		We will provide value for money	x
		We will work in partnership to keep the District of Sevenoaks safe	x
		We will continue to collect rubbish efficiently and effectively	n/a
		We Will protect the Green Belt	x
		We will support and develop the local economy	x
		Fairness	x
		Integrity	x
Quality	x		
7.	What factors could contribute or detract from the outcomes identified earlier?	Factors at play include budget; the current state of the economy; and suitable land availability.	
Step 3	Consideration of data and information		
8.	What do you already know about who uses this function/service/ policy?	All those who wish to engage with the planning process. Everyone who works and lives in the district will be affected by the proposals of the strategy, as will organisations and individuals who wish to promote development within the district.	
9.	Has any consultation with service users already taken place on the function/service/ policy and if so what were the key	Yes - Jan-March 2010 - The Allocations (Options) consultation took place May - August 2011 - The Development Management Policies consultation took place	

Equality Impact Assessment

	Key Questions	Answers/Notes
	findings?	<p>Sept – Nov 2011 – The Open Space Allocations consultation took place</p> <p>Mar – May 2012 – The Supplementary Site Allocations consultation took place</p> <p>June – Aug 2012 – Additional 6 weeks consultation on Broom Hill</p> <p>All consultations took place in accordance with the Statement of Community Involvement (SCI) including consultation with a wide number of community groups: statutory stakeholders; other agencies; service providers; business sector; local communities; developers and landowners. These are all identified within the SCI.</p> <p>As a result of responses received during these consultation rounds, Government guidance, further additions to the evidence base and experience from other local planning authorities, the Council is now consulting on the Allocations and Development Management Plan Draft for Submission.</p>
10.	What, if any, additional information is needed to assess the impact of the function/service/policy?	<p>The Core Strategy evidence base remains relevant for the DPD but additional research and background studies have been completed:</p> <ul style="list-style-type: none"> • Long Term Employment Space Projections for Sevenoaks District (Sept 2011) • Employment Land Review in Relation to the Power Mills Site (Sept 2011) • Swanley Town Centre Regeneration And Development Assessment (Apr 2011) • Employment Land Review in relation to United House, Swanley; Manor House, New Ash Green; Trading Estate to the rear Premier Inn, Swanley; West Kingsdown Industrial Estate, West Kingsdown. (Dec 2012) <p>The next consultation is the Pre-Submission Consultation in Spring 2013</p> <p>After analysis of the responses to the pre-submission consultation the document will then be prepared for submission to the Secretary and state and the Planning Inspectorate. An examination will be carried out by an independent inspector and a binding report will be produced. This may incorporate recommendations that the council</p>

Equality Impact Assessment

		Key Questions	Answers/Notes
			will be required to incorporate into the Allocations and Development Management Plan.
11.	How do you propose to gather the additional information?		The Pre-Submission Consultation to take place in accordance with the SCI in Spring 2013.
Step 4		Assessing the Impact	
12.	Based on what information you already know, in relation to each of the following groups consider whether a) there is anything in the function/service/policy that could discriminate or put anyone at a disadvantage b) for an existing function/service/policy, how it is actually working in practice for each group		
a.	Equality groups	Age	<p>Policy EN1: Design Principles ensures that new development is designed to a high quality and should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities.</p> <p>The Town Centre and Shopping policies seek to achieve maintain vital and viable town centres in Sevenoaks, Swanley and Edenbridge that offer the quality, range and diversity of retail, services and community facilities to meet the needs of the population they serve.</p> <p>The local centre policies aim to ensure that shops and services in the defined neighbourhood and village centres provide a range of day to day facilities for local residents and, therefore, reducing the need to travel.</p> <p>Some housing allocations have been identified as potentially suitable for older people/those with special needs.</p>
b.		Disability	<p>Policy EN1: Design Principles ensures that new development is designed to a high quality and should be inclusive and make satisfactory provision for the safe and easy access of those with disabilities.</p> <p>Some housing allocations have been identified as potentially suitable for older people/those with special needs.</p>
c.		Carers	There is no direct evidence base on which to make an assessment.
d.		Gender	There is no direct evidence base on which to make an assessment.

Equality Impact Assessment

Key Questions		Answers/Notes
e.	Race	Core Strategy Policy SP6: Provision for Gypsies and Travellers and Travelling Show People. Sites will be provided by means of allocations in the Gypsies and Travellers Plan.
f.	Religion/Belief	There is no direct evidence base on which to make an assessment.
g.	Sexual Orientation	There is no direct evidence base on which to make an assessment.
h.	Marital / Civil Partnership status	There is no direct evidence base on which to make an assessment.
i.	Pregnancy and maternity	There is no direct evidence base on which to make an assessment.
j.	Gender reassignment	There is no direct evidence base on which to make an assessment.
k.	General <i>i.e</i> affecting all of the above /other e.g. socio-economic	Policy is in place that will provide services and facilities to make communities more sustainable including: a. reuse of school buildings b. town centres and shopping c. Sustainable Development
Step 5 Reviewing and scrutinising the Impact		
13.	Have you identified any differential impact and does this adversely affect any groups in the community?	There are no adverse differential impacts.
14.	Can we make any changes?	
15.	If there is nothing you can do, can the reasons be fairly justified?	
16.	Do any of the changes in relation to the adverse impact have a further	

Equality Impact Assessment

	Key Questions	Answers/Notes
	adverse affect on any other group?	

Equality Impact Assessment

Step 5 continued...		Actions to be inserted into Equality Action Plans		
Based on your answers in Step 5, please finalise your actions here. These actions will then be incorporated into our equality action plans.				
Equality Strand	Action	Outcome/monitoring information and targets	Date for Completion	Responsible Officer
If an adverse impact was found or unmet needs identified, which actions will you put in place to address this:				
All	To continue to consult in accordance with the SCI ensuring that all residents who wish to be involved in the preparation of DPD's can express their views.			
If the impact is still unclear, list the actions you will put in place to gather the information you need:				
If you did not find any evidence of unmet needs or adverse impact, list the actions you will put in place to maintain good practice:				

Step 6		
Decision making and future monitoring		
	Key questions	Answers / notes
17.	Which decision making process do these changes need to go through i.e. do they need to be approved by a committee/Council?	These changes need to proceed through the following Timetable: Pre-Submission Spring 2013; Submission Summer 2013; Examination Autumn 2013; Adoption Winter 2013.
18.	How will you continue to monitor the impact of the function/service/ policy on diverse groups?	Through public consultation in accordance with the SCI including consultation a wide number of community groups: statutory stakeholders; other agencies; service providers; business sector; local communities; developers and landowners.
19.	When will you review this equality impact assessment?	Following the pre-submission consultation Spring 2013.

Final steps
<p>For an existing function/service/policy:</p> <ul style="list-style-type: none"> ■ Submit the EqIA to your Departmental Management Team for approval. ■ Send your assessment to the West Kent Equalities Officer for publication on the website. ■ Update Covalent. <p>For a new function/service/ policy:</p> <ul style="list-style-type: none"> ■ Summarise your findings in the committee report. ■ Ensure planned consultations address the findings of the impact assessment.





Allocations and Development Management Plan

Sustainability Appraisal (SA) Report

January 2013

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Introduction

Background

A Sustainability Appraisal (SA) has been undertaken to support the emerging Sevenoaks District LDF Allocations and Development Management Plan. The SA considers the impacts of the emerging plan in terms of the key sustainability issues. The outcome of the SA should aid the preparation of the plan and avoid and mitigate any adverse impacts whilst maximising any positive impacts.

An SA of Local Planning Documents is a legal requirement and must be undertaken in-line with the procedures prescribed by the EU Strategic Environmental Assessment (SEA) Directive.

This SA Report must be published alongside the Allocations and Development Management Plan Draft for Submission. The aim of this SA Report is to:

- Present the appraisal of the Council's Allocations and Development Management Plan Draft for Submission
- Present reasoned justification as to why the preferred approach has been selected.

This Report should aid stakeholders in the consultation of the Allocations and Development Management Plan Draft for Submission.

Structure of Report

Annex 1 of the EU Directive prescribes the information that must be contained within this SA Report. The report has been structured to provide this information by answering a logical sequence of nine 'appraisal questions' - see Table 1.

Table 1: Appraisal Questions which and corresponding requirement of the SEA Directive

Appraisal Question	Corresponding requirement of the SEA Directive (the report must contain....)
What is the Plan seeking to achieve?	“an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes” (Annex I(a))
What’s the sustainability ‘context’?	an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes” (Annex I(a)) “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))
What’s the situation now?	“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” (Annex I(b)) “the environmental characteristics of areas likely to be significantly affected” (Annex I(c))
What would the situation be without the Plan?	“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” (Annex I(b))
What are the key issues that should be a particular focus of the appraisal?	“any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))
What has the Plan-making process involved up to this point?	“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Annex I(h)) “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))
How has the appraisal at this current stage been undertaken?	“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Annex I(h))

<p>What are the appraisal findings and recommendations at this current stage?</p>	<p>“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors” (Annex I(f))</p> <p>“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan” (Annex I(g))</p>
<p>What are the next steps (including monitoring)?</p>	<p>“a description of the measures envisaged concerning monitoring...” (Annex I(i))</p>

1. What is the Plan Seeking to Achieve?

“an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes” (Annex I(a))

What is the Allocations and Development Management Plan and how does it fit into the LDF?

The Allocations and Development Management Plan (ADMP) forms part of a set of documents that comprises the Local Development Framework for Sevenoaks District.

The ADMP includes:

- New Development Management Policies that will replace all of the remaining ‘saved’ policies contained in the Sevenoaks Local Plan 2000;
- Site Specific Residential, Employment and Mixed use Allocations that will contribute towards meeting Sevenoaks’ future development and community needs; and
- Open Space allocations for protection.

The detailed development management policies and site allocations that form the basis of the Plan will, in combination with Core Strategy policies, provide the framework within which future development proposals will be assessed and determined.

The Council will also produce a Community Infrastructure Levy Charging Schedule and the Gypsy and Traveller Plan.

What are the main objectives of the ADMP?

The purpose and objective of the document is to act as an implementation tool and build upon the overarching policy framework set out in the Sevenoaks Core Strategy. To carry out this role effectively the ADMP will identify where and how future development requirements for the town will be delivered as well as include generic policies that govern how planning applications will be determined up to 2026.

What does the plan not do?

The Allocations and Development Plan does not allocate land for Gypsy and Traveller sites. These sites will be identified through the Gypsy and Traveller Plan.

The Plan also does not repeat any national policies or those already adopted as part of the Core Strategy.

2. What's the Sustainability 'Context'?

“an outline of the contents, main objectives of the plan and **relationship with other relevant plans and programmes**” (Annex I(a))

“**the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan** and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))

Sustainability

This part of the process involves establishing an understanding of the sustainability context in which the ADMP is being prepared, i.e. the implications of key policies, plans, programmes, strategies and initiatives that are relevant to the ADMP, with a focus on the opportunities and challenges they present. Establishing the sustainability context helps to identify key sustainability issues.

Previous Sustainability Appraisal Scoping Reports

Scoping Report (2005 with 2008 and 2011 Updates)

The Scoping Report identified the key sustainability issues within the District. This list of messages is not necessarily exhaustive and no priority should be inferred from the ordering.

Key messages – the LDF should seek to:

- Where possible, promote ‘win-win-win solutions’ that advance economic, social and environmental concerns. In some instances trade-offs between competing objectives may be necessary;
- Respect environmental limits;
- Conserve and enhance biodiversity through an integrated focus on both designated sites and the provision of new habitats;
- Respect the Green Belt and restrict inappropriate development within it;
- Create mixed communities;
- Reduce car dependence by facilitating more walking and cycling and improving public transport linkages;
- Promote good design in new developments;
- ‘Green’ residential developments and ensure sufficient open space provision;
- Adopt a sustainable approach to identifying housing sites for allocation;
- Increase the density of development, avoiding developments with less than 30 dwellings per hectare net;
- Incorporate waste strategies into new developments and encourage further re-use, recycling and recovery of waste;

- Locate major generators of travel demand in towns and District centres;
- Ensure that jobs, shopping, leisure facilities and services are accessible by public transport;
- Protect the historic environment and sites of archaeological interest;
- Protect and provide open space and sports and recreational facilities of high quality / value to the local community;
- Separate noise generating from noise sensitive land uses;
- Reduce flood risk associated with new development including through the use of SUDS;
- Ensure that local communities have access to a range of shopping, leisure and local services;
- Regenerate deprived areas;
- Prioritise the development of previously developed (brownfield) sites
- Re-use existing buildings
- Conserve the natural beauty of Areas of Outstanding Natural Beauty (AONBs)
- Support development proposals that will aid farmers including rural diversification
- Develop renewable energy sources and incorporate renewable energy projects in new developments.
- Contribute to Kent-wide targets for renewable energy
- Support a more local, small scale and dispersed pattern of energy generation where appropriate
- High standards of energy and water efficiency in new developments
- Where appropriate, invoke the 'precautionary principle' in relation to potentially polluting development
- Encourage high value added activities and promote cluster activities
- Upgrade tourism facilities, promote diversity and reduce seasonality
- To improve the match between housing needs and provision
- Deliver affordable housing where there is a need, which contributes to the creation and maintenance of
- sustainable communities, including in market towns and villages
- Endeavour to reduce greenhouse gas emissions and adapt to climate changes already underway
- Incorporate disabled access into development
- Include policies to promote better public health (e.g. through walking and cycling initiatives)
- Encourage developments that 'design out' crime and reduce fear of crime
- Consider the impact of growth in Ashford and the Thames Gateway
- Consider the implications of an ageing population
- Allow for strong and sustainable gypsies and traveller communities whilst also considering the needs of the settled community
- Protect and encourage the provision of suitable employment sites.

3. What's the Situation Now?

“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” (Annex I(b))

“the environmental characteristics of areas likely to be significantly affected” (Annex I(c))

Overview of the District

Sevenoaks District is covered by 93% green belt and as such has limited development potential. 60% of the District also lies in the Kent Downs and High Weald Areas of Outstanding Natural Beauty and much of the landscape is covered by other natural environment designations such as Historic Parks and Gardens, Sites of Special Scientific Interest and Ancient Woodland.

The District, although generally affluent, has areas of deprivation particularly within the Urban Area of Swanley. The Strategic Housing Market Assessment stated that there is a need for a high level of affordable housing within the District.

The Core Strategy identified the following key issues which needed to be tackled by the LDF. These are derived from understanding the nature of the District; the direction of other strategies and plans, including the Community Strategy; future trends revealed through research and local concerns expressed through engagement with stakeholders.

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. Conserving and enhancing the high quality of the natural and built environment.

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

4. Providing for future development in Sevenoaks Urban Area

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

5. Improving Swanley

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

6. The future for the rural areas

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

7. Improving the provision of affordable housing

Housing is expensive in the District and studies 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.

Baseline Information and Evidence Base

Baseline information helps to identify key sustainability issues, and can also be used at the assessment stage as a basis for predicting and evaluating effects. Reviewing baseline information is important for identifying appropriate monitoring indicators. The collection of baseline information is a key component of the SA process and a legal requirement under the SEA Directive. Baseline information helps to provide a basis for predicting and monitoring effects and assembling baseline data helps to identify sustainability problems.

The purpose of the ADMP is to deliver the sites and policies required to implement the vision and policies of the adopted Core Strategy. In this respect the baseline review indicated that the following trends would be likely to continue without the ADMP and the Core Strategy:

- Increasing shortage of affordable housing both in actual numbers and in the range of types available, linked to continuing high house prices relative to other parts of the South East
- Increase in domestic CO₂ emissions
- Increased use of energy i.e. the domestic consumption of gas and electricity
- Increased use of water per capita
- Loss of local employment opportunities
- Loss of employment land for new business development

Presented below is a list of recent evidence-base studies that have been published since the publication of the Scoping Report which highlight the following baseline conditions.

- ELR Revised Forecasts;
- Gypsy and Traveller Needs Survey;
- GlaxoSmithKline Powder Mills site;

- Graham Chase Swanley Town Centre Report;
- ELR in relation to 4 sites.

4. What Would the Situation be Without the Plan?

“the relevant aspects of the current state of the environment and **the likely evolution thereof without implementation of the plan**” (Annex I(b))

The Allocations and Development Management Plan contains land allocations and development management policies which will guide development up to 2026. The plan replaces all remaining policies within the 2000 Local Plan and is in accordance with current European and National policy and current evidence. The absence of the Allocations and Development Management Plan is likely to have negative impacts on sustainability.

Social/Community Issues

Without the plan the District is likely to experience continued pressure on land availability to meet the high demand for housing. Housing that was brought forward would most likely fail to meet high design standards until required to by national legislation. Additionally, it is not clear whether the demands of demographic shift expected for the District would be met and there would most likely be an overprovision of large dwellings. Greater levels of affordable housing need would also be experienced without the plan.

In terms of socio-economic conditions the District is likely to continue to demonstrate high levels of affluence although disparities between the relatively deprived areas could be expected to continue. Importantly, without the Allocations and Development Management Plan the need for regeneration in specific parts of the District, such as Swanley, may not be realised.

Environmental Issues

The plan seeks to ensure that the District's natural environment is conserved and enhanced. It identifies the Green Infrastructure Network and future opportunities for enhancement. The development management policies will ensure that existing and new green infrastructure will be incorporated into the design of new development and without the plan developments are likely to include significantly less onsite green infrastructure. It is also likely that the biodiversity and geodiversity of the development sites and therefore the District as a whole will be reduced.

The Allocations and Development Management Plan also allocates open spaces outside of the Green Belt for protection, without the plan these spaces may be vulnerable to redevelopment and result in the loss of many areas of land valuable to the local community.

In terms of transport, high levels of private car use (with associated greenhouse gas emissions and air pollution) would be expected to continue although the separate Transport Strategy and Local Transport Plan would help encourage a modal shift towards more sustainable transport patterns. Proximity to London means that a large number of highly skilled residents will continue to commute to the capital for work. The plan seeks

to ensure that new residential development is focussed in the most sustainable locations within the District by allocating sites. Without the plan new residential development may be built in less sustainable locations and therefore lead to an increase in car use.

Economic Issues

The Allocations and Development Management Plan will ensure that the overall employment stock within the District will be maintained. The Core Strategy required the Allocations and Development Management Plan to identify the District's employment sites for protection under Policy SP8. Without this plan these employment sites may be vulnerable for redevelopment and most likely for residential development. The plan also identifies land for future employment provision, without the plan it is likely that this site will be redeveloped for a different use.

The plan also seeks to protect and control the development of the unallocated employment sites. Policy SP8 in the Core Strategy protects the District's employment sites identified within the Allocations and Development Management Plan. These sites are all 0.2ha or above and as such there is currently a policy vacuum which, over time, could result in the loss of smaller (less than 0.2ha) employment sites which play a valuable role in the District's economy. This would be a particular issue within the rural areas of the District where smaller employment units are more common and play a vital role in the sustainability of the area.

The Allocations and Development Management Plan will also ensure the viability and sustainability of the town and local centres within the District. The town and local centre policies within the Allocations and Development Management Plan will also ensure the viability and sustainability of the town and local centres within the District. Without the plan, the development of these will be uncontrolled and may lead to an unbalanced spread of use classes and therefore have a negative impact on the District's economy.

5. What are the Key Issues that should be a Particular Focus of the Appraisal?

“any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))

What key issues were identified in the Scoping Report?

The key issues identified in the Scoping Report were refined into a list of 13 sustainability objectives which are used to assess the allocations and policies within the Allocations and Development Management Plan in order to identify the environmental, economic and social/community impacts and therefore appraise the overall sustainability. These objectives are a key outcome of the scoping and provided a methodological framework for the appraisal. Table 2 outlines which objective assesses which impact.

Table 2: The Sevenoaks Sustainability Appraisal Objectives

	Objective	Impact
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Economic, Social/Community
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	Environmental, Social/Community
3	To improve the health and well-being of the population and reduce inequalities in health	Environmental, Social/Community
4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	Social/Community
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	Economic, Environmental, Social/Community
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	Environmental
7	To conserve and enhance biodiversity and geodiversity	Environmental
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	Environmental
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	Economic, Environmental
10	To create a high quality built environment	Social/Community
11	To promote sustainable forms of development and sustainable use of natural resources	Environmental
12	To encourage high and stable levels of employment and sustain economic competitiveness	Economic
13	To improve the development and retention of skills	Economy, Social/Community

6. What has the Plan-Making Process Involved up to this Point?

“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information”
(Annex I(h))

“the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”
(Annex I(e))

Overview of how the plan has developed?

The plan was initially two separate documents which have now been integrated.

Consultations have taken place in various stages of the production of the ADMP including:

- Site Allocations Issues and Options: Undertaken between 11 February and 1 April 2010
- DM Policies Issues and Options: Undertaken between 26 May and 4 August 2011
- Open Space Allocations: Undertaken between 22 September and 3 November 2011
- Supplementary Site Allocations Consultation: Undertaken between 29 March and 10 May 2012

The identification of the **site allocations** within the Plan started in 2008. The Council undertook a Strategic Housing Land Availability Assessment (SHLAA) in 2008 to identify areas of land which may be suitable for development. This included a public “call for sites” and an analysis of land available across the District. Submitted sites were categorised according to their sustainability using criteria including landscape or policy constraints such as the site lying within the Green Belt or within Flood Plains. The Council then updated the SHLAA in 2009 following and further analysis of land available across the District. The most sustainable housing and employment sites identified in the SHLAA update 2009 were then carried forward into the Site Allocations Options document and consulted upon and subject to SA in 2010.

These sites have since undergone further analysis and additional sites have been submitted and included if they meet the sustainability criteria set out in the SHLAA update 2009. Any sites which were added since 2010 or where the proposed allocation had significantly changed were subject to a Supplementary Site Allocation consultation in March 2012. These sites were also subject to an SA in March 2012. Site options that have been found to perform well subsequent to SA and following the responses to the consultation are now identified within the Allocations and Development Management Plan as suitable for residential, employment or mixed use during the plan period (up to

2026).

The **development management policies** were developed subsequent to careful analysis of the existing saved local plan policies and the identification of local policy gaps. The initial draft policies and SA were subject to public consultation in 2011. These policies were reviewed following the responses to the public consultation, further evidence and for conformity following the publication of the National Planning Policy Framework in March 2012. Preferred development management policies are now included in the Allocation and Development Management Plan Draft for Submission.

The **open space allocations** were identified through the Open Space, Sport and Recreation Study 2009. The sites which lie outside of the Green Belt and are 0.2ha or above (unless previously identified in the Local Plan) were included in the document and identified on accompanying maps. The sites were subject to SA and public consultation in September 2011. Following the consultation the sites were updated and reassessed for inclusion in the Allocation and Development Management Plan Draft for Submission.

Figure 1: Development of the Allocations and Development Management Plan and Sustainability Appraisal



Past appraisal that has informed development of the plan

As detailed in Figure 1, above, Interim SA Reports were published alongside the plan consultation documents at each stage. The appraisal findings and recommendations set out within these Interim SA Reports have been taken into account by the Council when preparing the draft for submission version of the plan.

Site Allocations**Site Allocation Options (2010)**

The Council undertook SA of the options for the Sevenoaks Allocations in February 2010. The first stage of the assessment tested housing, employment, opportunity area and major developed sites against criteria derived from the objectives of the Core Strategy. These being:

- *To focus the majority of new housing, employment and retail development in the towns of Sevenoaks and Swanley and, to a lesser extent, in Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.*
- *To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.*
- *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.*

The second stage of the assessment tested the sites against criteria derived from the 13 SA Objectives (as identified through scoping). These criteria were as follows:

- *Links to Public Transport (derived from objectives 5 and 9)*
- *Impacts on Ecology and Biodiversity (derived from objective 7)*
- *Impacts on Listed Buildings (derived from objectives 8 and 10)*
- *Impacts on Conservation Area (derived from objectives 8 and 10)*
- *Impacts on Archaeology (derived from objective 8)*
- *Impacts of Flooding (derived from objective 2)*
- *Impacts on Air Quality (derived from objective 6)*
- *Impacts on Noise and Pollution (derived from objective 6)*
- *Impacts on Economic Development (derived from objectives 12 and 13)*
- *Potential to contribute to affordable housing provision (derived from objective 1)*

The Council published the result of these assessments alongside the consultation document. This Report, while not a statutory requirement, provided information to stakeholders with a view to informing their responses. Appraisal findings were also of use to the Council when determining how to progress the plan subsequent to consultation.

Interim 'Options and Alternatives' Report (2012)

Allocations

In March 2012 the Council published an interim SA report detailing issues that had arisen through previous rounds of consultation. The purpose of the report was to identify the areas where reasonable alternatives exist that have not previously been tested against sustainability objectives and assess the likely environmental, economic and social impacts, both positive and negative, of the alternative policy approaches. Some of the sites appraised within the interim SA report were also subject to the Supplementary Site Allocation Consultation.

Sites were considered to have reasonable alternatives if:

- It was promoted for a change from an existing and potential continuing use (e.g. Warren Court Farm) and it had not been allocated in the previous Local Plan or it had not had a previous planning application for the proposed use; or
- It had alternative development proposals for the same use (e.g. Swanley Town Centre); or
- circumstances had changed and the site was no longer suitable for the current use (e.g. GSK); or
- new evidence had been gathered since the initial site assessments which did not support the proposed allocation (e.g. Land Rear of Moat Cottage).

Reasonable alternatives were considered in relation to the following sites;

- *Land Rear of Déjà Vu, Swanley – employment or residential*
- *The Swanley Centre, Swanley – redevelopment within existing boundary, redevelopment including recreation ground*
- *Land at Cedar Drive, Edenbridge- residential or open space*
- *Land Rear of Moat Cottage, Otford – residential or non-allocation on heritage grounds*
- *Currant Hill Allotments, Westerham – residential and replacement allotments or retain allotments*
- *Sheft's Croft (Leigh's Builders Yard), Edenbridge – employment or residential*
- *GlaxoSmithKline (GSK) Site, Powder Mills, Leigh – employment, residential or mixed use*

- *Warren Court, Halstead – employment, residential or mixed use*
- *Land Adjacent to Employment Allocation, Broom Hill, Swanley – residential or open space*
- *Land at Bligh’s Meadow, Sevenoaks – retail only development or mixed retail, business and housing development*
- *Station Approach, Edenbridge – employment or mixed use*

Other sites have since been appraised for reasonable alternatives including:

- *United House, Swanley – employment, residential or mixed use*
- *Bovis Manor House Site, New Ash Green – employment, residential, non-allocation*
- *West Kingsdown Industrial Estate, West Kingsdown – Employment or residential*

The appraisals for these sites can be found in the Technical Appendix.

Allocations which have been removed or altered

Some allocation sites have been removed or altered since previous drafts of the plan. The previous sustainability appraisals of some of the allocations has directly altered the allocation of the sites. This was primarily following the Interim Options and Alternatives stage. Table 3 outlines which sites have been altered as a result of the appraisal of reasonable alternatives. The full appraisal for all sites remaining within the Allocations and Development Management Plan including the reasonable options can be found in the Technical Appendix.

These are outlined in table 3 below:

Table 3: Site Allocations which have been removed or altered including as a result of SA

Site	Previous Allocation	Final Allocation	Reason for change
West Kent Cold Store, Dunton Green, Sevenoaks	Residential	None	Planning Application Granted and development underway
Police Station, Morewood Close, Sevenoaks	Residential	None	Planning Application Granted
Land West of Bligh’s Meadow, Sevenoaks	Mixed use	None	Planning Application Granted

Corner of Birchwood Park Avenue, Swanley	Residential	None	No longer promoted by owner
Former De ja vu site and land to rear	Residential	None	Planning Application Granted for the former de ja vu site. Land to rear in primarily retail use. No allocation.
St. Bartholomew's Hospital, Swanley	Residential	None	Planning Application Granted and development complete
31-37 Park Lane, Kemsing	Residential	None	No longer promoted by owner
West Kingsdown Industrial Estate	Residential	Employment	Appraisal concluded that employment was the most sustainable use of this site. Therefore reallocated for retained employment (see technical appendix for appraisal)
United House, Swanley	Mixed Use without open space then allocated for Residential	Mixed – Employment, Residential and open space	Appraisal concluded that mixed use including open space was most sustainable use of this site. Therefore reallocated..
Warren Court Farm, Halstead	Employment	Residential	Appraisal concluded that residential use was most sustainable use of this site. Therefore reallocated for residential.
Land adjacent to Broom Hill employment allocation, Swanley	Residential	Open Space	Appraisal concluded that open space was the most sustainable use of this site. Therefore reallocated for protected open space.

Land at Cedar Drive, Edenbridge	Residential	Open Space	Appraisal concluded that open space was the most sustainable use of this site. Therefore reallocated for protected open space
Land Rear of Moat Cottage, Otford	Residential	None	Appraisal concluded that this site was not suitable for residential development. Therefore unallocated
Land Rear of Garden Cottages, Leigh	Residential	None	Planning Application Granted
Shefts Croft (Leigh builders yard) Edenbridge	Employment	None	Planning Application Granted
Bovis Manor House Site, New Ash Green	Residential	None	On the recommendation of the LDF Advisory Group, the site is left as non-allocated land which will allow consideration through a Neighbourhood Plan or through planning applications for the site which would be considered on their merits.

Other sites which were identified by the Strategic Housing Land Availability Assessment were not included in the proposed allocations as they did not meet the required sustainability and planning requirements.

Open Space Allocations

Open Space Options (2011)

The Council undertook SA of the options for open spaces to be protected in September 2011. The Council considered and appraised the merit of protecting the following types of open space against the 13 Sustainability Objectives.

- *Allotments and Community Gardens*
- *Amenity green spaces*
- *Cemeteries and churchyards*

- *Green corridors*
- *Natural and semi-natural urban green spaces*
- *Outdoor sports facilities*
- *Parks and Gardens*
- *Young People and Children's playspace*

The Council published the result of these assessments alongside the consultation document. This Report, while not a statutory requirement, provided information to stakeholders with a view to informing their responses. Appraisal findings were also of use to the Council when determining how to progress the plan subsequent to consultation.

Findings of Open Space Allocation appraisal which have altered the Plan

The appraisal found that the current allocations were the most sustainable options for the open space allocations and therefore no changes were required to be made.

Development Management Policies

Development Management Policy Options (2011)

The Council undertook SA of the options for the development management policies in May 2011. In developing policy options the Council identified options under the following chapter areas:

- *Sustainable Communities and Development Principles*
- *Environment and Climate Change*
- *Heritage Assets*
- *The Green Belt*
- *Housing and Residential Development*
- *Travel and Transport*
- *Green Infrastructure and Open Spaces*
- *The Economy and Employment*
- *Town Centres and Shopping*
- *Leisure and Tourism*

The Council carried out a qualitative appraisal of policy options against the 13 Sustainability Objectives derived from the scoping process. The Council published the result of these assessments alongside the consultation document. This Report, while not a statutory requirement, provided information to stakeholders with a view to informing

their responses. Appraisal findings were also of use to the Council when determining how to progress the plan subsequent to consultation.

Interim 'Options and Alternatives' Report (2012)

Reasonable alternatives for some of the development management policies were appraised.

Policies were considered to have reasonable alternatives if:

- they were promoted through public consultations by Statutory Consultees and the Council agreed that there was a potential policy gap that was worth testing (e.g. Crime and Disorder), or
- addressed a potential policy gap which is not covered by national or local policy (e.g. Non-allocated Employment Sites), or
- were potentially particularly restrictive (e.g. Re-use of Redundant School Buildings).

Alternatives were appraised in relation to the following policy areas:

- *Re-use of Redundant School Buildings*
- *Re-use of Redundant School Playing Fields*
- *Non Allocated Employment Sites*
- *Town Centre Strategy*
- *Crime and Disorder*
- *Residential Institutions*

The results of these appraisals can be found in the Technical Appendix.

The outcomes of this process have helped inform the final version of the ADMP, which has been submitted for public examination. However, it should be noted that where external material considerations are overriding the options receiving the most favourable SA scores have not always been included within the final plan.

Development Management Policies which have been removed or combined

Some policies have been combined or removed since the public consultation.

Table 4: Development Management policies which have been removed or combined

Policy	Reason for change
Crime and disorder	Appraisal concluded policy should be included and now incorporated into policy EN1 – Design Principles
New residential institutions	Not compliant with NPPF
Re-use of redundant school playing fields	Appraisal concluded policy should be included and now incorporated into policy GI2 – Loss of Open Space
Village Centres	Incorporated into policy LC4 – Neighbourhood and Village Centres

There are also a number of policy areas within the Saved Local Plan policies which have not been carried into the plan. It was concluded that the policy area was adequately covered by the Core Strategy or National Policy.

Findings of Development Management appraisals which have altered the Plan

Some policies have been altered due to the appraisal findings. The Interim Options and Alternatives Report identified policies which had reasonable alternatives and appraised the options. The findings of these appraisals led to the retention of policies such as the Town and Neighbourhood Centres and the Non-allocated employment sites and the combination of policies which seek the same aim such as GI2 Loss of Open Space and the Re-use of redundant school playing fields.

7. How has the Appraisal at this Current Stage been Undertaken?

“an outline of the reasons for selecting the alternatives dealt with, and a **description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered** in compiling the required information” (Annex I(h))

Appraisal Methodology for the Allocations and Development Management Plan Draft for Submission

The appraisal of the ADMP involved:

- Appraising the sites to be allocated for development or protection;
- Appraising the proposals for open spaces;
- Appraising the Development Management policies.

The appraisal was carried out using the SA Framework that was developed and documented in the Scoping Report. The SA Framework consists of 13 objectives against which the ADM Plan allocations, open space allocations and policies were appraised. The appraisal was a qualitative exercise based on the professional judgement of the Council.

Difficulties Encountered

There were minor difficulties in undertaking the SA of the Allocations and Development Management Plan. However, these were minimised as the evidence base which has informed the document is robust and has been strengthened through additional site specific studies where this was deemed necessary.

During the development of the Plan circumstances beyond the control of the Council necessitated changes in the potential allocations and emerging policies. This slowed the development of the plan and resulted in additional evidence base evidence and sustainability appraisals.

Also some allocations and policies were more challenging to appraise than others. This was due to the level of uncertainty over the exact way in which they will be delivered. An example of this is the policy on Fort Halstead which makes provision for possible future redevelopment. However, it is not yet clear exactly what form this development will take and as such it was difficult to appraise the final impact.

8. What are the Appraisal Findings and Recommendations at this Current Stage?

“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors” (Annex I(f))

“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan” (Annex I(g))

This section sets out the summary findings from the appraisal the ADMP Pre Submission Version. This consists of separate appraisals of the:

- Site Allocations;
- Open Space Allocations;
- Development Management policies.

The full appraisal can be found in the Technical Appendix to this report.

The findings within the Technical Appendix also include mitigation measures identified during the appraisal.

Many of the measures proposed are in the form of general recommendations or points for consideration, rather than measures designed to counter specific impacts.

Summary and Recommendations

The appraisals of the allocations and policies within the Allocations and Development Management Plan have identified that the plan will have an overall positive impact of sustainability.

The development built as a result of the allocations and policies within the plan will directly have positive long term effects on the sustainability of the District. These include the conservation and enhancement of the natural environment, retention of economic competitiveness on employment sites and within Town and Local centres and meeting the housing requirement, including affordable housing.

There are very few significant effects or areas of concern with respect to the performance of the ADMP against the SA Framework. The few areas of concern are shown in Table 5.

The Council should take on board the recommendations set out to mitigate and monitor these significant effects. In the case of monitoring recommendations it is important to note that these are initial and in some cases aspirational ideas. It will be up to the Council to consider the practicalities of monitoring and what might be achievable.

Table 5: Key Negative Impacts and Mitigation

Significant Effect	Mitigation	Monitoring	Council's Comments
<p>Small scale development of open green sites that will result in the loss of permeable land and therefore has the potential to reduce flood mitigation.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>	<p>Monitor the number of planning permissions granted contrary to Environment Agency advice on flooding.</p>	<p>Whilst built development would have a lesser impact in respect of drainage and flood mitigation the allocation of sites is predominantly focussed on previously developed land and as such it is unlikely that any of the proposed allocations would have a demonstrable impact upon flood risk within the District.</p>
<p>The DPD is focussed on new development allocations. Development will have a knock on impact in relation to increased CO2 emissions and associated pollution from vehicle movements.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels or no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>	<p>Monitor Code for Sustainable Homes achievements.</p> <p>Monitor delivery of provision for electrical vehicle charging points.</p>	<p>The level of development being allocated for development is consistent with the Council's Core Strategy, which was subject to comprehensive Sustainability Appraisal. Therefore the significant effects of the proposed level of development have already been considered and approved.</p>
<p>There is little within the ADMP that will lead to positive impacts on skills development within the District</p>	<p>To strengthen the effects of the ADMP against the relevant SA Objectives opportunities may be provided for businesses that provide opportunities for the promotion of apprenticeships or skills development.</p> <p>These could be explored and developed through the Local Strategic Partnership.</p>	<p>Participation of 16-18 year-olds in education or training</p>	<p>Policy SP8 of the Core Strategy already commits the Council to work with partners to develop initiatives to improve skills in the workforce.</p> <p>The policy also supports the development of start up units for small businesses in suitable locations.</p>

The appraisal found that the ADMP may have a detrimental impact on localised flooding due to small scale development of greenfield sites. This impact would be relatively minor due to the small percentage of allocated greenfield sites and can be further mitigated by Policy GI1 which ensures that all new development incorporates green infrastructure which will help to mitigate surface water run off and reduce localised flooding. Further text on Sustainable Drainage Systems (SuDs) will be added to the supporting text of the Green Infrastructure and Design Principles policies.

9. What are the Next Steps (including monitoring)?

“a description of the measures envisaged concerning monitoring...” (Annex I(i))

Monitoring measures

The Allocations and Development Management Plan will be monitored through a set of performance indicators which will be reported in the Annual Monitoring Report. These indicators will monitor the success of the policies and the overall economic, environmental and social sustainability of the plan and have been produced following the outcome of the appraisals for the sites and policies and through consideration of the feasibility of the monitoring. Any policies where the council is significantly and consistently underachieving will be reviewed and the sustainability appraisal for that policy reassessed.

Next steps

The Allocations and Development Management Plan will be published for comments prior to submission to the Secretary of State. Any significant changes to the plan prior to submission and adoption will require an update to this report.

A Sustainability Statement will be published at the time of the adoption of the Allocations and Development Management Plan. This statement will outline how environmental, and in this case broader sustainability considerations and consultation responses were reflected in the plan or programme and how its implementation will be monitored in the future.

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Allocations and Development Management Plan

Sustainability Appraisal (SA) Report

January 2013

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Introduction

Background

A Sustainability Appraisal (SA) has been undertaken to support the emerging Sevenoaks District LDF Allocations and Development Management Plan. The SA considers the impacts of the emerging plan in terms of the key sustainability issues. The outcome of the SA should aid the preparation of the plan and avoid and mitigate any adverse impacts whilst maximising any positive impacts.

An SA of Local Planning Documents is a legal requirement and must be undertaken in-line with the procedures prescribed by the EU Strategic Environmental Assessment (SEA) Directive.

This SA Report must be published alongside the Allocations and Development Management Plan Draft for Submission. The aim of this SA Report is to:

- Present the appraisal of the Council's Allocations and Development Management Plan Draft for Submission
- Present reasoned justification as to why the preferred approach has been selected.

This Report should aid stakeholders in the consultation of the Allocations and Development Management Plan Draft for Submission.

Structure of Report

Annex 1 of the EU Directive prescribes the information that must be contained within this SA Report. The report has been structured to provide this information by answering a logical sequence of nine 'appraisal questions' - see Table 1.

Table 1: Appraisal Questions which and corresponding requirement of the SEA Directive

Appraisal Question	Corresponding requirement of the SEA Directive (the report must contain....)
What is the Plan seeking to achieve?	“an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes” (Annex I(a))
What’s the sustainability ‘context’?	an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes” (Annex I(a)) “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))
What’s the situation now?	“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” (Annex I(b)) “the environmental characteristics of areas likely to be significantly affected” (Annex I(c))
What would the situation be without the Plan?	“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” (Annex I(b))
What are the key issues that should be a particular focus of the appraisal?	“any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))
What has the Plan-making process involved up to this point?	“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Annex I(h)) “the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))
How has the appraisal at this current stage been undertaken?	“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Annex I(h))

<p>What are the appraisal findings and recommendations at this current stage?</p>	<p>“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors” (Annex I(f))</p> <p>“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan” (Annex I(g))</p>
<p>What are the next steps (including monitoring)?</p>	<p>“a description of the measures envisaged concerning monitoring...” (Annex I(i))</p>

1. What is the Plan Seeking to Achieve?

“an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes” (Annex I(a))

What is the Allocations and Development Management Plan?

The Allocations and Development Management Plan (ADMP) forms part of a set of documents that comprises the Local Development Framework for Sevenoaks District.

The ADMP includes:

- New Development Management Policies that will replace all of the remaining ‘saved’ policies contained in the Sevenoaks Local Plan 2000;
- Site Specific Residential, Employment and Mixed use Allocations that will contribute towards meeting Sevenoaks’ future development and community needs; and
- Open Space allocations for protection.

The detailed development management policies and site allocations that form the basis of the Plan will, in combination with Core Strategy policies, provide the framework within which future development proposals will be assessed and determined.

Originally it was the intention of the Council that the Allocations and Development Management Plan would be two separate documents. However, the Council have now chosen to combine them into one single Plan, to speed up production and to fill any outstanding Policy Gaps.

How does the plan fit into the LDF?

The Allocations and Development Management Plan is the next document after the Core Strategy. The Core Strategy sets out the strategic plan for the District and the Allocations and Development Plan is one of the key delivery mechanisms for achieving the Core Strategy policies and objectives.

The Council will also produce a Community Infrastructure Levy Charging Schedule and the Gypsy and Traveller Plan.

A number of Supplementary Planning Documents have already been produced or will be produced which will aid in the delivery of the Allocations and Development Management Plan. These include:

- Sevenoaks Residential Character Area Assessment (adopted)
- Affordable Housing SPD (adopted)
- Countryside Character Assessment SPD (adopted)
- Residential Extensions SPD (adopted)
- Green Belt SPD (in production)
- Equine Development (Horsiculture) SPD (not yet started)
- Swanley Residential Character Area Assessment (not yet started)
- Edenbridge Residential Character Area Assessment (not yet started)

What are the main objectives of the ADMP?

The purpose and objective of the document is to act as an implementation tool and build upon the overarching policy framework set out in the Sevenoaks Core Strategy. To carry out this role effectively the ADMP will identify where and how future development requirements for the town will be delivered as well as include generic policies that govern how planning applications will be determined up to 2026.

What does the plan not do?

The Allocations and Development Plan does not allocate land for Gypsy and Traveller sites. These sites will be identified through the Gypsy and Traveller Plan.

The Plan also does not repeat any national policies or those already adopted as part of the Core Strategy.

2. What's the Sustainability 'Context'?

“an outline of the contents, main objectives of the plan and **relationship with other relevant plans and programmes**” (Annex I(a))

“**the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan** and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex I(e))

Sustainability

This part of the process involves establishing an understanding of the sustainability context in which the ADMP is being prepared, i.e. the implications of key policies, plans, programmes, strategies and initiatives that are relevant to the ADMP, with a focus on the opportunities and challenges they present. Establishing the sustainability context helps to identify key sustainability issues.

SA involves the identification and evaluation of the Plan's compatibility with the three dimensions of sustainable development and its impacts on economic, social and environmental objectives.

The purpose of the SA, according to the SEA Directive, is to undertake an appraisal of the 'social, environmental and economic effects of plans, strategies and policies' from the outset of the LDF process, so that decisions can be made which accord with the objectives of sustainable development.

The Government's objectives for sustainable development are set out in the revised strategy document entitled 'Securing the Future – UK Government Sustainable Development Strategy' (Defra, 2005).

The five guiding principles of the strategy are identified as:-

- Living Within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Promoting Good Governance; and
- Using Sound Science Responsibly.

Previous Sustainability Appraisal Scoping Reports

Scoping Report (2005 with 2008 and 2011 Updates)

Scott Wilson (now URS) and Levett-Therival ('the Consultants') were commissioned by the Council in 2004 to undertake SA of the Sevenoaks LDF.

As part of this commission, the Consultants worked closely with the Council to prepare and consult on a Scoping Report. An initial set of 44 indicators were produced and published in the Scoping Report 2005. The Scoping Report was considered as a 'living document' and as such it was updated in 2008 to take into account new national and regional planning policy and guidance, recently published baseline information, and additional consultation since 2005. However, there were no consequential changes to the 2005 SA Objectives. Upon completion of the Core Strategy the Council undertook a further update of the Scoping Report in May 2011 in order to ensure that the ADMP was built upon credible and up to date baseline data. At the end of the process there were no consequential changes to the 2005 SA objectives, which remain a relevant set of criteria for judging sustainability impacts.

During the review undertaken in the Scoping Report Update 2011, a number of key messages were identified that should be taken into account when developing the Sevenoaks LDF (and more specifically the SA objectives). These messages, together with those identified during the initial review and SA Scoping Workshop, were discussed between officers and the consultants and a final list drawn up.

The Scoping Report identified the key sustainability issues within the District. This list of messages is not necessarily exhaustive and no priority should be inferred from the ordering.

Key messages – the LDF should seek to:

- Where possible, promote 'win-win-win solutions' that advance economic, social and environmental concerns. In some instances trade-offs between competing objectives may be necessary;
- Respect environmental limits;
- Conserve and enhance biodiversity through an integrated focus on both designated sites and the provision of new habitats;
- Respect the Green Belt and restrict inappropriate development within it;
- Create mixed communities;
- Reduce car dependence by facilitating more walking and cycling and improving public transport linkages;
- Promote good design in new developments;
- 'Green' residential developments and ensure sufficient open space provision;
- Adopt a sustainable approach to identifying housing sites for allocation;
- Increase the density of development, avoiding developments with less than 30 dwellings per hectare net;
- Incorporate waste strategies into new developments and encourage further re-use, recycling and recovery of waste;

- Locate major generators of travel demand in towns and District centres;
- Ensure that jobs, shopping, leisure facilities and services are accessible by public transport;
- Protect the historic environment and sites of archaeological interest;
- Protect and provide open space and sports and recreational facilities of high quality / value to the local community;
- Separate noise generating from noise sensitive land uses;
- Reduce flood risk associated with new development including through the use of SUDS;
- Ensure that local communities have access to a range of shopping, leisure and local services;
- Regenerate deprived areas;
- Prioritise the development of previously developed (brownfield) sites
- Re-use existing buildings
- Conserve the natural beauty of Areas of Outstanding Natural Beauty (AONBs)
- Support development proposals that will aid farmers including rural diversification
- Develop renewable energy sources and incorporate renewable energy projects in new developments.
- Contribute to Kent-wide targets for renewable energy
- Support a more local, small scale and dispersed pattern of energy generation where appropriate
- High standards of energy and water efficiency in new developments
- Where appropriate, invoke the 'precautionary principle' in relation to potentially polluting development
- Encourage high value added activities and promote cluster activities
- Upgrade tourism facilities, promote diversity and reduce seasonality
- To improve the match between housing needs and provision
- Deliver affordable housing where there is a need, which contributes to the creation and maintenance of
- sustainable communities, including in market towns and villages
- Endeavour to reduce greenhouse gas emissions and adapt to climate changes already underway
- Incorporate disabled access into development
- Include policies to promote better public health (e.g. through walking and cycling initiatives)
- Encourage developments that 'design out' crime and reduce fear of crime
- Consider the impact of growth in Ashford and the Thames Gateway
- Consider the implications of an ageing population
- Allow for strong and sustainable gypsies and traveller communities whilst also considering the needs of the settled community
- Protect and encourage the provision of suitable employment sites.

The Scoping Report update May 2011 outlined and reviewed all relevant national policies, plans, programmes, strategies and initiatives. Since then, the Government has abolished or replaced much of the national planning policies and guidance. Below is the

review of the NPPF which was published in March 2012 and which replaced the previous National Planning Policy guidance.

Table 2: Review of the National Planning Policy Framework

National Planning Policy Framework (NPPF)	
Proponent body	Central Government (DCLG)
Status (e.g. statutory, non-statutory)	Government policy
Date produced	March 2012
Why is it relevant to Sevenoaks LDF?	
The NPPF sets out the Government's national policy for planning and replaces all previous guidance contained in PPGs and PPSs. The NPPF sets out sustainable development at the heart of the planning system.	

Opportunities / synergies	Constraints / challenges
<p>Paragraph 6 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of the document, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.</p> <p>Paragraph 7 states that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p> <ul style="list-style-type: none"> ●an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; ●a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and 	<p>The NPPF places emphasis on meeting objectively assessed housing needs in full, unless specifically constrained. Sevenoaks currently only meets a small percentage of its housing requirements and could come under future challenge to increase the level planned for.</p>

<p>●an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy</p>	
<p>How could the LDF respond?</p>	<p>Implications for the SA</p>
<p>The Allocations and Development Management Plan, in partnership with the Core Strategy, is required to plan for sustainable development within the District. The Plan includes site allocations and policies which seek to achieve the aims and strategic priorities of the NPPF. These include the provision of land to meet the future residential, employment and commercial needs of the District, provision for infrastructure, social and community facilities and conservation and enhancement of the natural environment.</p>	<p>The key principles promoted in the NPPF should be taken into account when undertaking the appraisal of the plan / alternatives in terms of the agreed SA objectives.</p>
<p>Internet link: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p>	

3. What's the Situation Now?

“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” (Annex I(b))

“the environmental characteristics of areas likely to be significantly affected” (Annex I(c))

Overview of the District

Sevenoaks District is covered by 93% green belt and as such has limited development potential. 60% of the District also lies in the Kent Downs and High Weald Areas of Outstanding Natural Beauty and much of the landscape is covered by other natural environment designations such as Historic Parks and Gardens, Sites of Special Scientific Interest and Ancient Woodland.

The District, although generally affluent, has areas of deprivation particularly within the Urban Area of Swanley. The Strategic Housing Market Assessment stated that there is a need for a high level of affordable housing within the District.

The Core Strategy identified the following key issues which needed to be tackled by the LDF. These are derived from understanding the nature of the District; the direction of other strategies and plans, including the Community Strategy; future trends revealed through research and local concerns expressed through engagement with stakeholders.

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. Conserving and enhancing the high quality of the natural and built environment.

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

4. Providing for future development in Sevenoaks Urban Area

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

5. Improving Swanley

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

6. The future for the rural areas

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

7. Improving the provision of affordable housing

Housing is expensive in the District and studies 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.

Baseline Information and Evidence Base

Baseline information helps to identify key sustainability issues, and can also be used at the assessment stage as a basis for predicting and evaluating effects. Reviewing baseline information is important for identifying appropriate monitoring indicators. The collection of baseline information is a key component of the SA process and a legal requirement under the SEA Directive. Baseline information helps to provide a basis for predicting and monitoring effects and assembling baseline data helps to identify sustainability problems.

Baseline data in the Scoping report is presented in the form of indicators. For the initial 2005 Scoping Report, the Consultants proposed and assembled baseline data (where it was available) for an initial set of 44 indicators. This set of indicators was subject to discussion at an SA Scoping Workshop in 2007 and updated as a result of the 2011 Scoping Report update when further indicator investigation was undertaken. Appendix 3 lists the complete set of baseline indicators investigated (these are organised around the proposed SA Objectives).

The SEA Directive requires plan or programme proponents to identify 'the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme'. The baseline review identifies, using available data, the current state of the Sevenoaks District area (in economic, social and environmental terms) and can provide clues as to the likely evolution of the District in the absence of the new ADMP and the sites and policies it will include.

Predicting the nature of future trends is difficult as they will be influenced by a wide range of factors such as the global and national economic climate and decisions made at national and regional level. The LDF policies will provide a local or spatial focus to national and regional policies giving detailed policy guidance which address particular issues in Sevenoaks District.

The purpose of the ADMP is to deliver the sites and policies required to implement the vision and policies of the adopted Core Strategy. In this respect the baseline review indicated that the following trends would be likely to continue without the ADMP and the Core Strategy:

- Increasing shortage of affordable housing both in actual numbers and in the range of types available, linked to continuing high house prices relative to other parts of the South East
- Increase in domestic CO₂ emissions
- Increased use of energy i.e. the domestic consumption of gas and electricity
- Increased use of water per capita
- Loss of local employment opportunities
- Loss of employment land for new business development

Presented below is a summary of recent evidence-base studies that have been published since the publication of the Scoping Report which highlight the following baseline conditions.

- ELR Revised Forecasts;
- Gypsy and Traveller Needs Survey;
- GlaxoSmithKline Powder Mills site;
- Graham Chase Swanley Town Centre Report;
- ELR in relation to 4 sites.

ELR Revised Forecasts

The Council commissioned the review of long-term projections of demand for B Use Class employment space (B1 offices, B8 warehouses and B2 factories) in Sevenoaks District over the Core Strategy planning period to 2026. The long-term projections updated those presented in the 2007 Sevenoaks Employment Land Review (ELR) and form part of the Local Development Framework evidence base.

In summary, the long-term demand trends for Sevenoaks show a change since the 2008-09 recession, with a flat forecast of demand for additional office floorspace. The space required for storage and distribution purposes is expected to grow in line with the economy but space required for manufacturing activities is expected to continue to decline. The trends affecting change in the demand for employment space in the rural economy are considered to be similar to those underlying the broader economy.

The revised forecasts have been taken into consideration in formulating the ADMP Draft for Submission.

Gypsy and Traveller Needs Survey

In September 2011 Sevenoaks District Council commissioned the Salford Housing & Urban Studies Unit (SHUSU) at the University of Salford to produce a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment for the district. The primary purpose of this report is to provide an evidence base to inform the future development of

planning policies through the Local Development Framework. This report presents the projection of requirements for the period up to 2026.

The study concludes a need of 72 Gypsy and Traveller pitches up between now and 2026, with no requirement for Travelling Showpeople accommodation.

These pitches will be planned for through a separate Plan and not included as part of the ADMP.

GlaxoSmithKline Powder Mills site

In 2011 the Council commissioned a study to provide clarity about the future use of the Powder Mills site which has become vacant since the long-term owners, GSK, left the site in 2010. The review tested the suitability of the site to provide employment space for local residents over the timeframe of the Core Strategy (which runs to 2026).

The report concluded that the preferred option for the future use of the site would be for the retention of the most modern building in employment use, with the remainder of the site redeveloped for housing.

The report and preferred option has been the evidence base for the allocation proposed at the Powder Mills site.

Swanley Town Centre Report.

Sevenoaks District Council commissioned a report in 2011 to advise on the proposals put forward by Development Securities for Swanley Town Centre during the Core Strategy examination that promoted the need for Swanley Town Centre to expand onto the existing recreation ground in order to be successfully regenerated. The purpose of the report was to obtain an opinion on whether there is a viable alternative to delivering the scale and form of development without the need to include the recreation ground land.

Having considered options promoted by Development Securities for the redevelopment of Swanley Town Centre, the report found that the use of the recreation ground would be the most viable development option but that not all of the recreation ground would be required.

The report and option above has been the evidence base for the allocation proposed at the Swanley Town Centre.

ELR in relation to United House, Swanley; Manor House, New Ash Green; Trading Estate to the rear of Premier Inn, Swanley; West Kingsdown Industrial Estate, West Kingsdown.

Sevenoaks District Council commissioned this report to provide clarity about the future use of the following four sites:

- United House, Swanley;
- Trading Estate to the rear of Premier Inn, Swanley;
- Manor House, New Ash Green; and
- West Kingsdown Industrial Estate, West Kingsdown.

The sites are subject to either representations or enquiries from landowners seeking one hundred per cent residential development as part of the District Council's Allocations and Development Management Plan.

The main purpose of the document was to provide specific evidence to help assess the future use of these sites for allocation in the District Council's forthcoming Allocations and Development Management Plan.

The study examined the characteristics of the sites; the size and condition of the principal buildings and any constraints to new development. The revised balance of employment land demand and supply included in the Long Term Employment Space Projections for Sevenoaks District Final Report (September 2011) is also used as a basis for appraising the sites.

The report concluded whether employment was the most suitable use on each site:

- United House – Some retained employment with some residential
- Manor house – Some retained employment with some residential
- Trading Estate Rear of Premier Inn – No longer in employment use
- West Kingsdown Industrial Estate – Retain entire site in employment

4. What Would the Situation be Without the Plan?

“the relevant aspects of the current state of the environment and **the likely evolution thereof without implementation of the plan**” (Annex I(b))

The Allocations and Development Management Plan contains land allocations and development management policies which will guide development up to 2026. The plan replaces all remaining policies within the 2000 Local Plan and is in accordance with current European and National policy and current evidence. The absence of the Allocations and Development Management Plan is likely to have negative impacts on sustainability.

Social/Community Issues

Without the plan the District is likely to experience continued pressure on land availability to meet the high demand for housing. Housing that was brought forward would most likely fail to meet high design standards until required to by national legislation. Additionally, it is not clear whether the demands of demographic shift expected for the District would be met and there would most likely be an overprovision of large dwellings. Greater levels of affordable housing need would also be experienced without the plan.

In terms of socio-economic conditions the District is likely to continue to demonstrate high levels of affluence although disparities between the relatively deprived areas could be expected to continue. Importantly, without the Allocations and Development Management Plan the need for regeneration in specific parts of the District, such as Swanley, may not be realised.

Environmental Issues

The plan seeks to ensure that the District's natural environment is conserved and enhanced. It identifies the Green Infrastructure Network and future opportunities for enhancement. The development management policies will ensure that existing and new green infrastructure will be incorporated into the design of new development and without the plan developments are likely to include significantly less onsite green infrastructure. It is also likely that the biodiversity and geodiversity of the development sites and therefore the District as a whole will be reduced.

The Allocations and Development Management Plan also allocates open spaces outside of the Green Belt for protection, without the plan these spaces may be vulnerable to redevelopment and result in the loss of many areas of land valuable to the local community.

In terms of transport, high levels of private car use (with associated greenhouse gas emissions and air pollution) would be expected to continue although the separate Transport Strategy and Local Transport Plan would help encourage a modal shift towards more sustainable transport patterns. Proximity to London means that a large number of highly skilled residents will continue to commute to the capital for work. The plan seeks

to ensure that new residential development is focussed in the most sustainable locations within the District by allocating sites. Without the plan new residential development may be built in less sustainable locations and therefore lead to an increase in car use.

Economic Issues

The Allocations and Development Management Plan will ensure that the overall employment stock within the District will be maintained. The Core Strategy required the Allocations and Development Management Plan to identify the District's employment sites for protection under Policy SP8. Without this plan these employment sites may be vulnerable for redevelopment and most likely for residential development. The plan also identifies land for future employment provision, without the plan it is likely that this site will be redeveloped for a different use.

The plan also seeks to protect and control the development of the unallocated employment sites. Policy SP8 in the Core Strategy protects the District's employment sites identified within the Allocations and Development Management Plan. These sites are all 0.2ha or above and as such there is currently a policy vacuum which, over time, could result in the loss of smaller (less than 0.2ha) employment sites which play a valuable role in the District's economy. This would be a particular issue within the rural areas of the District where smaller employment units are more common and play a vital role in the sustainability of the area.

The Allocations and Development Management Plan will also ensure the viability and sustainability of the town and local centres within the District. The town and local centre policies within the Allocations and Development Management Plan will also ensure the viability and sustainability of the town and local centres within the District. Without the plan, the development of these will be uncontrolled and may lead to an unbalanced spread of use classes and therefore have a negative impact on the District's economy.

5. What are the Key Issues that should be a Particular Focus of the Appraisal?

“any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex I(d))

What key issues were identified in the Scoping Report?

The key issues identified in the Scoping Report are summarised under the three pillars of sustainability; economic, environmental and social.

Table 3: Key Sustainability Problems in Sevenoaks District

Sustainability Problem	Supporting evidence
Economic	
Pockets of deprivation in an otherwise affluent area	<p>Swanley St Mary’s (24th most deprived of the 331 wards in Kent and in the top 10% nationally), Dunton Green (34th), Swanley White Oak (61st) and Leigh (74th) (Sevenoaks District Housing Strategy).</p> <p>An overall impression of affluence masks some pockets of urban and rural deprivation. Some wards in the District suffer from higher than average unemployment rates, higher levels of poverty, poor health, low educational and skill levels and higher than average rates of crime (Sevenoaks District Sustainable Community Action Plan).</p>
Constraints on development - Green Belt, AONB etc	<p>The effect of Green Belt policy is to severely curtail the outward expansion of settlements including Sevenoaks and Swanley. The Green Belt covers 93% of Sevenoaks District and influences the planning process to a significant degree (Sevenoaks District Housing Strategy).</p> <p>There is a tension between the need for affordable places for local people and key/essential workers to live and the high percentage of the District that is Green Belt land (Sevenoaks District Sustainable Community Action Plan).</p> <p>Much of West Kent including Sevenoaks is subject to longstanding restraint on development and settlement expansion as a result of Green Belt, AONB and other constraint policies (Kent and Medway Structure Plan, South East Plan).</p>
High levels of out-commuting	<p>There remains significant leakage of the skills base as a result of outward commuting, with up to two thirds of West Kent resident commuters working in high skilled occupations (Area Investment Framework for West Kent).</p>

<p>Traffic congestion</p>	<p>Increasing vehicle movements and traffic congestion on arterial routes and in town centres (Area Investment Framework for West Kent, Sevenoaks District Transport Study).</p> <p>Congestion could increase in the North of the District due to Ebbsfleet International Station (Context Review, Integrated Kent Rail Franchise).</p>
<p>Poor public transport</p>	<p>Poor public transport in rural areas (Kent Local Transport Plan).</p> <p>There are major gaps in the current bus network to the north east of the District, as well as poor access to and from the villages between Sevenoaks Town and Chiddingstone (Sevenoaks District Transport Study).</p>
<p>Lack of higher education provision and skills shortages.</p>	<p>The comparative lack of Higher Education provision in West Kent often results in young people leaving West Kent in order to pursue their higher education and subsequent careers (Area Investment Framework for West Kent).</p>
<p>Thames Gateway and Ashford Growth Areas</p>	<p>Threat of competition from Kent's Growth Areas (Kent Prospects). This could impact on retail, increase out commuting etc.</p>
<p>Employment land</p>	<p>Constraints on greenfield development coupled with strong housing markets and land values have resulted in substantial reinvestment in the fabric of the principal urban areas to meet housing demands. In some instances this has meant the loss of existing employment land (Kent and Medway Structure Plan).</p> <p>Sites and premises aimed at meeting the needs of SMEs are required (Area Investment Framework for West Kent, Sevenoaks District Employment Land Review).</p> <p>The number of employees in the District is expected to increase to 51,153, an increase of 19% between 2006 and 2026 (0.9% per annum). This is focussed on retailing, hotels and catering (total 12,528 – up 2%), financial and business services (total 16,485 – up 63%) and public services (total 12,486 – up 17%). By comparison, there are losses in manufacturing, agriculture, forestry and the fishing categories (Sevenoaks District Employment Land Review).</p> <p>All premises and land currently in B class uses should remain allocated or designated for business uses (except those proposed for re-designation) (Sevenoaks District Employment Land Review).</p>

<p>Need for new hotels to support tourism</p>	<p>There is increasing demand for hotel development due to:</p> <ul style="list-style-type: none"> -Growth in corporate demand; -Growth from the contractors market; -Increased levels of business generated by Brands Hatch from events and track days; -More business generated through proactive leisure break marketing by hotels via the internet; -Strengthening demand in the budget hotel sector (Sevenoaks District Hotel Futures 2007 Update).
<p>Social</p>	
<p>Shortage of affordable housing</p>	<p>The total annual level of outstanding affordable need is 790 units (Sevenoaks District Housing Market and Needs Assessment).</p> <p>Average house prices in the District are higher than in all surrounding authorities in Kent, Surrey and Sussex (Sevenoaks District Housing Market and Needs Assessment).</p> <p>Many lower paid workers cannot afford to live in the District, causing problems in recruitment and retention for employers and commuting into Sevenoaks causes congestion on roads (Sevenoaks District Housing Strategy).</p>
<p>Housing Need/Demand and Constraints on Development</p>	<p>3,046 existing households requiring market housing estimated they would be moving within Sevenoaks District in the next 3 years (Sevenoaks District Housing Market and Needs Assessment).</p> <p>There is a current need for 64 new authorised Gypsy/Traveller site pitches (2006- 2011) in addition to a five pitch transit site (Sevenoaks District Gypsy and Traveller Study).</p> <p>There are limited housing development sites within the District and, under current policies, few opportunities for affordable housing development. The high cost of land in the District makes it difficult for Housing Associations to acquire sites to deliver affordable housing (Sevenoaks District Housing Strategy).</p>
<p>Crime and anti-social behaviour</p>	<p>Sevenoaks District remains one of the lowest crime areas in the County and in the country as a whole (Sevenoaks District Sustainable Community Action Plan).</p> <p>Reducing crime is a subject that is always high on the agenda, despite the comparatively low level of crime (Sevenoaks District Community Safety Partnership Strategy and Action Plan).</p> <p>Swanley and Sevenoaks suffer from the highest levels of crime. However, there are rises in crime in relatively rural areas</p>

	including Brasted, Westerham and Farningham (Sevenoaks District Community Safety Partnership Strategy and Action Plan).
Access to services	<p>The need for better public transport options is a significant priority, particularly given the rural nature of the District, where limited public transport makes it difficult for groups such as the young, disabled and elderly and people without cars to access services (Sevenoaks District Sustainable Community Action Plan).</p> <p>Some rural areas are remote and lack services or facilities (Kent and Medway Structure Plan).</p> <p>There is a lack of facilities for children and young people such as open space (Sevenoaks District Play Strategy).</p>
Lack of appropriate size housing	<p>There are a large proportion of detached and semi-detached houses/bungalows in Sevenoaks District (66.6% of the stock). Flats and maisonettes represent only 12.3% of the stock, the majority of which are in the social rented sector (Sevenoaks District Housing Market and Needs Assessment).</p> <p>Small units, flats and terraced houses are under represented in the housing stock (Sevenoaks District Housing Market and Needs Assessment).</p>
Ageing population	<p>A growing percentage of the population of the District is over 60 and increasingly reliant on the services of statutory and voluntary sector providers (Sevenoaks District Sustainable Community Action Plan).</p> <p>The significant growth in the number of people in the 65+ age group and in particular the 85+ age group may impact on demand for supported housing, support services and adaptations (Sevenoaks District Housing Market and Needs Assessment).</p> <p>There is a growing requirement for smaller accommodation for older person households (Sevenoaks District Housing Market and Needs Assessment).</p>
Environmental	
Climate Change and Resource Use	<p>Sevenoaks District is performing poorly in terms of total CO2 emissions per capita (10.4 tonnes in 2004 compared to 10.03 tonnes in Kent and 8.7 tonnes in the South East) (Baseline Review).</p> <p>Energy use (i.e. average domestic consumption of gas and electricity) is above national averages and greater than any of the District's closest geographical neighbours (Baseline Review)</p> <p>Per capita consumption of water is significantly above the</p>

	<p>national average (Baseline Review).</p> <p>On flood risk, the Environment Agency’s efforts have led to more houses being protected to a better standard, though the Agency is still faced with a considerable number of planning applications every year in flood risk areas and around 60,000 properties in Kent remain at risk from flooding (Kent Environment Strategy Progress Report 2007).</p> <p>Flooding is a particular issue in Edenbridge and areas of Sevenoaks town.</p>
<p>Poor air quality</p>	<p>There are currently 10 AQMAs in Sevenoaks District, 3 of which were extended in December 2007. The next AQMA review is due in 2009.</p> <p>The principal cause of poor air quality in Sevenoaks District is the large volume of road traffic including a very high proportion of heavy goods vehicles passing through the area on the motorways to and from the Channel ports and tunnel (Sevenoaks District Air Quality Action Plan).</p> <p>The Council has no control over the traffic on major trunk routes such as the M25 and relies on the Government and the Highways Agency to introduce National Strategies and local measures to reduce the air pollution affecting the area (Sevenoaks District Air Quality Action Plan).</p> <p>The level of car ownership has grown along with the national average over the past decades. Access to a car/van in the household in Sevenoaks District is significantly above the average England levels and also higher than the South East on average. Census 2001 data shows only 15% of the population with no private car access (Sevenoaks District Transport Study).</p>
<p>Landscape deterioration</p>	<p>In some areas of Sevenoaks the condition of the landscape has deteriorated or is considered to be at risk (Sevenoaks District Countryside Character Assessment).</p> <p>Pressure for new development is the most obvious challenge to existing landscape character (Sevenoaks District Countryside Character Assessment).</p> <p>A particular problem is the growth of unremarkable development which has no local distinction or relevance to the site of the local settlement pattern (Sevenoaks District Countryside Character Assessment).</p> <p>Modern agricultural buildings often detract from landscape value</p>

	<p>since most are large scale and have no local distinction (Sevenoaks District Countryside Character Assessment).</p> <p>Other potentially damaging activities include the growth in horsiculture, the supplementation / replacement of hedgerows with post and wire fencing and recreation (Sevenoaks District Countryside Character Assessment).</p> <p>The AONB landscape is under intense commercial and development pressure (Kent Downs AONB Landscape Design Handbook).</p>
High rates of landfilling and low level of recycling	<p>For 06/07 the overall recycling/composting rate was 32.74%. 615Kg of waste was disposed of per household. This represented a 6% reduction on the previous years figures. 261 Kg was disposed of per head of population. This also represented a 6% reduction on the previous years figures (2007 Annual Progress Report for the Community Plan).</p>
Decline in biodiversity and water quality	<p>Indicator on % of SSSIs in favourable condition is declining and classified as needing action (Baseline Review, Appendix 1).</p> <p>Population of wild birds in the South East is lower than 10 years ago and below the national average (Kent Environment Strategy Progress Report 2007).</p> <p>The Environment Agency say that almost a third of Kent's rivers fail to meet their non-statutory quality objectives (Kent Environment Strategy Progress Report 2007).</p>

As part of the scoping these issues were refined into a list of 13 sustainability objectives which are used to assess the allocations and policies within the Allocations and Development Management Plan in order to identify the environmental, economic and social/community impacts and therefore appraise the overall sustainability. These objectives are a key outcome of the scoping and provided a methodological framework for the appraisal. Table 4 outlines which objective assesses which impact. A commentary on each objective can be found in Appendix 2.

Table 4: The Sevenoaks Sustainability Appraisal Objectives

	Objective	Impact
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	Economic, Social/Community
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	Environmental, Social/Community
3	To improve the health and well-being of the population and reduce inequalities in health	Environmental, Social/Community

4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	Social/Community
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	Economic, Environmental, Social/Community
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	Environmental
7	To conserve and enhance biodiversity and geodiversity	Environmental
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	Environmental
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	Economic, Environmental
10	To create a high quality built environment	Social/Community
11	To promote sustainable forms of development and sustainable use of natural resources	Environmental
12	To encourage high and stable levels of employment and sustain economic competitiveness	Economic
13	To improve the development and retention of skills	Economy, Social/Community

6. What has the Plan-Making Process Involved up to this Point?

“an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information”
(Annex I(h))

“the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”
(Annex I(e))

Overview of how the plan has developed?

The plan was initially two separate documents which have now been integrated.

Consultations have taken place in various stages of the production of the ADMP including:

- Site Allocations Issues and Options: Undertaken between 11 February and 1 April 2010
- DM Policies Issues and Options: Undertaken between 26 May and 4 August 2011
- Open Space Allocations: Undertaken between 22 September and 3 November 2011
- Supplementary Site Allocations Consultation: Undertaken between 29 March and 10 May 2012

The identification of the **site allocations** within the Plan started in 2008. The Council undertook a Strategic Housing Land Availability Assessment (SHLAA) in 2008 to identify areas of land which may be suitable for development. This included a public “call for sites” and an analysis of land available across the District. Submitted sites were categorised according to their sustainability using criteria including landscape or policy constraints such as the site lying within the Green Belt or within Flood Plains. The Council then updated the SHLAA in 2009 following and further analysis of land available across the District. The most sustainable housing and employment sites identified in the SHLAA update 2009 were then carried forward into the Site Allocations Options document and consulted upon and subject to SA in 2010.

These sites have since undergone further analysis and additional sites have been submitted and included if they meet the sustainability criteria set out in the SHLAA update 2009. Any sites which were added since 2010 or where the proposed allocation had significantly changed were subject to a Supplementary Site Allocation consultation in March 2012. These sites were also subject to an SA in March 2012. Site options that have been found to perform well subsequent to SA and following the responses to the consultation are now identified within the Allocations and Development Management Plan as suitable for residential, employment or mixed use during the plan period (up to 2026).

The **development management policies** were developed subsequent to careful analysis of the existing saved local plan policies and the identification of local policy gaps. The initial draft policies and SA were subject to public consultation in 2011. These policies were reviewed following the responses to the public consultation, further evidence and for conformity following the publication of the National Planning Policy Framework in March 2012. Preferred development management policies are now included in the Allocation and Development Management Plan Draft for Submission.

The **open space allocations** were identified through the Open Space, Sport and Recreation Study 2009. The sites which lie outside of the Green Belt and are 0.2ha or above (unless previously identified in the Local Plan) were included in the document and identified on accompanying maps. The sites were subject to SA and public consultation in September 2011. Following the consultation the sites were updated and reassessed for inclusion in the Allocation and Development Management Plan Draft for Submission.

Figure 1: Development of the Allocations and Development Management Plan and Sustainability Appraisal



Past appraisal that has informed development of the plan

As detailed in Figure 1, above, Interim SA Reports were published alongside the plan consultation documents at each stage. The appraisal findings and recommendations set out within these Interim SA Reports have been taken into account by the Council when preparing the draft for submission version of the plan.

Site Allocations**Site Allocation Options (2010)**

The Council undertook SA of the options for the Sevenoaks Allocations in February 2010. The first stage of the assessment tested housing, employment, opportunity area and major developed sites against criteria derived from the objectives of the Core Strategy. These being:

- *To focus the majority of new housing, employment and retail development in the towns of Sevenoaks and Swanley and, to a lesser extent, in Edenbridge with smaller scale development in the larger villages which have a more limited range of local facilities.*
- *To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.*
- *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.*

The second stage of the assessment tested the sites against criteria derived from the 13 SA Objectives (as identified through scoping). These criteria were as follows:

- *Links to Public Transport (derived from objectives 5 and 9)*
- *Impacts on Ecology and Biodiversity (derived from objective 7)*
- *Impacts on Listed Buildings (derived from objectives 8 and 10)*
- *Impacts on Conservation Area (derived from objectives 8 and 10)*
- *Impacts on Archaeology (derived from objective 8)*
- *Impacts of Flooding (derived from objective 2)*
- *Impacts on Air Quality (derived from objective 6)*
- *Impacts on Noise and Pollution (derived from objective 6)*
- *Impacts on Economic Development (derived from objectives 12 and 13)*
- *Potential to contribute to affordable housing provision (derived from objective 1)*

The Council published the result of these assessments alongside the consultation document. This Report, while not a statutory requirement, provided information to stakeholders with a view to informing their responses. Appraisal findings were also of use to the Council when determining how to progress the plan subsequent to consultation.

Interim 'Options and Alternatives' Report (2012)

Allocations

In March 2012 the Council published an interim SA report detailing issues that had arisen through previous rounds of consultation. The purpose of the report was to identify the areas where reasonable alternatives exist that have not previously been tested against sustainability objectives and assess the likely environmental, economic and social impacts, both positive and negative, of the alternative policy approaches. Some of the sites appraised within the interim SA report were also subject to the Supplementary Site Allocation Consultation.

Sites were considered to have reasonable alternatives if:

- It was promoted for a change from an existing and potential continuing use (e.g. Warren Court Farm) and it had not been allocated in the previous Local Plan or it had not had a previous planning application for the proposed use; or
- It had alternative development proposals for the same use (e.g. Swanley Town Centre); or
- circumstances had changed and the site was no longer suitable for the current use (e.g. GSK); or
- new evidence had been gathered since the initial site assessments which did not support the proposed allocation (e.g. Land Rear of Moat Cottage).

Reasonable alternatives were considered in relation to the following sites;

- *Land Rear of Déjà Vu, Swanley – employment or residential*
- *The Swanley Centre, Swanley – redevelopment within existing boundary, redevelopment including recreation ground*
- *Land at Cedar Drive, Edenbridge- residential or open space*
- *Land Rear of Moat Cottage, Otford – residential or non-allocation on heritage grounds*
- *Currant Hill Allotments, Westerham – residential and replacement allotments or retain allotments*
- *Sheft's Croft (Leigh's Builders Yard), Edenbridge – employment or residential*
- *GlaxoSmithKline (GSK) Site, Powder Mills, Leigh – employment, residential or mixed use*

- *Warren Court, Halstead – employment, residential or mixed use*
- *Land Adjacent to Employment Allocation, Broom Hill, Swanley – residential or open space*
- *Land at Bligh’s Meadow, Sevenoaks – retail only development or mixed retail, business and housing development*
- *Station Approach, Edenbridge – employment or mixed use*

Other sites have since been appraised for reasonable alternatives including:

- *United House, Swanley – employment, residential or mixed use*
- *Bovis Manor House Site, New Ash Green – employment, residential, non-allocation*
- *West Kingsdown Industrial Estate, West Kingsdown – Employment or residential*

The appraisals for these sites can be found in the Technical Appendix.

Allocations which have been removed or altered

Some allocation sites have been removed or altered since previous drafts of the plan. The previous sustainability appraisals of some of the allocations has directly altered the allocation of the sites. This was primarily following the Interim Options and Alternatives stage. Table 5 outlines which sites have been altered as a result of the appraisal of reasonable alternatives. The full appraisal for all sites remaining within the Allocations and Development Management Plan including the reasonable options can be found in the Technical Appendix.

These are outlined in table 5 below:

Table 5: Site Allocations which have been removed or altered including as a result of SA

Site	Previous Allocation	Final Allocation	Reason for change
West Kent Cold Store, Dunton Green, Sevenoaks	Residential	None	Planning Application Granted and development underway
Police Station, Morewood Close, Sevenoaks	Residential	None	Planning Application Granted
Land West of Bligh’s Meadow, Sevenoaks	Mixed use	None	Planning Application Granted

Corner of Birchwood Park Avenue, Swanley	Residential	None	No longer promoted by owner
Former De ja vu site and land to rear	Residential	None	Planning Application Granted for the former de ja vu site. Land to rear in primarily retail use. No allocation.
St. Bartholomew's Hospital, Swanley	Residential	None	Planning Application Granted and development complete
31-37 Park Lane, Kemsing	Residential	None	No longer promoted by owner
West Kingsdown Industrial Estate	Residential	Employment	Appraisal concluded that employment was the most sustainable use of this site. Therefore reallocated for retained employment (see technical appendix for appraisal)
United House, Swanley	Mixed Use without open space then allocated for Residential	Mixed – Employment, Residential and open space	Appraisal concluded that mixed use including open space was most sustainable use of this site. Therefore reallocated..
Warren Court Farm, Halstead	Employment	Residential	Appraisal concluded that residential use was most sustainable use of this site. Therefore reallocated for residential.
Land adjacent to Broom Hill employment allocation, Swanley	Residential	Open Space	Appraisal concluded that open space was the most sustainable use of this site. Therefore reallocated for protected open space.

Land at Cedar Drive, Edenbridge	Residential	Open Space	Appraisal concluded that open space was the most sustainable use of this site. Therefore reallocated for protected open space
Land Rear of Moat Cottage, Otford	Residential	None	Appraisal concluded that this site was not suitable for residential development. Therefore unallocated
Land Rear of Garden Cottages, Leigh	Residential	None	Planning Application Granted
Shefts Croft (Leigh builders yard) Edenbridge	Employment	None	Planning Application Granted
Bovis Manor House Site, New Ash Green	Residential	None	On the recommendation of the LDF Advisory Group, the site is left as non-allocated land which will allow consideration through a Neighbourhood Plan or through planning applications for the site which would be considered on their merits.

Other sites which were identified by the Strategic Housing Land Availability Assessment were not included in the proposed allocations as they did not meet the required sustainability and planning requirements.

Open Space Allocations

Open Space Options (2011)

The Council undertook SA of the options for open spaces to be protected in September 2011. The Council considered and appraised the merit of protecting the following types of open space against the 13 Sustainability Objectives.

- *Allotments and Community Gardens*
- *Amenity green spaces*
- *Cemeteries and churchyards*

- *Green corridors*
- *Natural and semi-natural urban green spaces*
- *Outdoor sports facilities*
- *Parks and Gardens*
- *Young People and Children's playspace*

The Council published the result of these assessments alongside the consultation document. This Report, while not a statutory requirement, provided information to stakeholders with a view to informing their responses. Appraisal findings were also of use to the Council when determining how to progress the plan subsequent to consultation.

Findings of Open Space Allocation appraisal which have altered the Plan

The appraisal found that the current allocations were the most sustainable options for the open space allocations and therefore no changes were required to be made.

Development Management Policies

Development Management Policy Options (2011)

The Council undertook SA of the options for the development management policies in May 2011. In developing policy options the Council identified options under the following chapter areas:

- *Sustainable Communities and Development Principles*
- *Environment and Climate Change*
- *Heritage Assets*
- *The Green Belt*
- *Housing and Residential Development*
- *Travel and Transport*
- *Green Infrastructure and Open Spaces*
- *The Economy and Employment*
- *Town Centres and Shopping*
- *Leisure and Tourism*

The Council carried out a qualitative appraisal of policy options against the 13 Sustainability Objectives derived from the scoping process. The Council published the result of these assessments alongside the consultation document. This Report, while not a statutory requirement, provided information to stakeholders with a view to informing

their responses. Appraisal findings were also of use to the Council when determining how to progress the plan subsequent to consultation.

Interim 'Options and Alternatives' Report (2012)

Reasonable alternatives for some of the development management policies were appraised.

Policies were considered to have reasonable alternatives if:

- they were promoted through public consultations by Statutory Consultees and the Council agreed that there was a potential policy gap that was worth testing (e.g. Crime and Disorder), or
- addressed a potential policy gap which is not covered by national or local policy (e.g. Non-allocated Employment Sites), or
- were potentially particularly restrictive (e.g. Re-use of Redundant School Buildings).

Alternatives were appraised in relation to the following policy areas:

- *Re-use of Redundant School Buildings*
- *Re-use of Redundant School Playing Fields*
- *Non Allocated Employment Sites*
- *Town Centre Strategy*
- *Crime and Disorder*
- *Residential Institutions*

The results of these appraisals can be found in the Technical Appendix.

The outcomes of this process have helped inform the final version of the ADMP, which has been submitted for public examination. However, it should be noted that where external material considerations are overriding the options receiving the most favourable SA scores have not always been included within the final plan.

Development Management Policies which have been removed or combined

Some policies have been combined or removed since the public consultation.

Table 6: Development Management policies which have been removed or combined

Policy	Reason for change
Crime and disorder	Appraisal concluded policy should be included and now incorporated into policy EN1 – Design Principles
New residential institutions	Not compliant with NPPF
Re-use of redundant school playing fields	Appraisal concluded policy should be included and now incorporated into policy GI2 – Loss of Open Space
Village Centres	Incorporated into policy LC4 – Neighbourhood and Village Centres

There are also a number of policy areas within the Saved Local Plan policies which have not been carried into the plan. It was concluded that the policy area was adequately covered by the Core Strategy or National Policy.

Findings of Development Management appraisals which have altered the Plan

Some policies have been altered due to the appraisal findings. The Interim Options and Alternatives Report identified policies which had reasonable alternatives and appraised the options. The findings of these appraisals led to the retention of policies such as the Town and Neighbourhood Centres and the Non-allocated employment sites and the combination of policies which seek the same aim such as GI2 Loss of Open Space and the Re-use of redundant school playing fields.

7. How has the Appraisal at this Current Stage been Undertaken?

“an outline of the reasons for selecting the alternatives dealt with, and a **description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered** in compiling the required information” (Annex I(h))

Appraisal Methodology for the Allocations and Development Management Plan Draft for Submission

The appraisal of the ADMP involved:

- Appraising the sites to be allocated for development or protection;
- Appraising the proposals for open spaces;
- Appraising the Development Management policies.

The appraisal was carried out using the SA Framework that was developed and documented in the Scoping Report. The SA Framework consists of 13 objectives against which the ADM Plan allocations, open space allocations and policies were appraised. The appraisal was a qualitative exercise based on the professional judgement of the Council.

The performance of the appraised features against each SA objective was given a score according to the criteria set out in Table 7. When determining the likely significance of effects, consideration was given to the characteristics of the effects and the sensitivity of the receptors involved. For example, the following can all determine whether effects may be significant:

- Probability, duration, frequency and reversibility of effects;
- Cumulative nature of effects;
- Magnitude and spatial extent of the effects; and
- Value and vulnerability of area likely to be effected.

Table 7: Scoring Criteria

Symbol	Likely effect on the SA Objective
++	The option is likely to have a very positive impact
+	The option is likely to have a positive impact
o	No significant effect/Neutral effect/Mixed positive and neutral balancing each out
-	The option is likely to have a negative impact
--	The option is likely to have a very negative impact

The appraisals were documented using proformas. The proformas included space for commentary on significance and uncertainty of predicted effects, as well as suggestions for mitigation of negative effects and enhancement of positive effects. Table 8 shows an example of the proforma used for the assessment. The completed proformas are provided in the Technical Appendix to this report.

Table 8: Example Appraisal Proforma

Policy	Summary and Cumulative Impacts	Mitigation Recommendations

Difficulties Encountered

There were minor difficulties in undertaking the SA of the Allocations and Development Management Plan. However, these were minimised as the evidence base which has informed the document is robust and has been strengthened through additional site specific studies where this was deemed necessary.

During the development of the Plan circumstances beyond the control of the Council necessitated changes in the potential allocations and emerging policies. This slowed the development of the plan and resulted in additional evidence base evidence and sustainability appraisals.

Also some allocations and policies were more challenging to appraise than others. This was due to the level of uncertainty over the exact way in which they will be delivered. An example of this is the policy on Fort Halstead which makes provision for possible future redevelopment. However, it is not yet clear exactly what form this development will take and as such it was difficult to appraise the final impact.

8. What are the Appraisal Findings and Recommendations at this Current Stage?

“the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors” (Annex I(f))

“the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan” (Annex I(g))

This section sets out the summary findings from the appraisal the ADMP Draft for Submission. This consists of separate appraisals of the:

- Site Allocations;
- Open Space Allocations;
- Development Management policies.

The full appraisal can be found in the Technical Appendix to this report.

The findings within the Technical Appendix also include mitigation measures identified during the appraisal.

Many of the measures proposed are in the form of general recommendations or points for consideration, rather than measures designed to counter specific impacts.

Site Allocations

All proposed site allocations have been appraised against the Council’s 13 sustainability objectives. The Technical Appendix presents the detailed policy appraisals and mitigation measures. This section provides a summary of the appraisals findings by allocation type.

Table 9: Policy H1 – Residential Allocations

Site	Summary
Car Park, Hitchin Hatch Lane Sevenoaks	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment surrounding the Sevenoaks Station area.</p>
Cramptons Road Water Works, Cramptons Road, Otford	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment.</p> <p>The cumulative impact of the proximity to the gasholder station site (H1(c)) would not have a materially greater impact on the sustainability objectives.</p>
Sevenoaks Gasholder Station, Cramptons Road, Otford	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment.</p> <p>The cumulative impact of the proximity to the waterworks site (H1(b)) would not have a materially greater impact on the sustainability objectives.</p>
School House (Sevenoaks School) Oak Lane and Hopgarden Lane, Sevenoaks	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainably constructed housing.</p> <p>There are negative impacts in that the site is currently open and undeveloped and as such a residential development would result in the loss of informal private playing fields and the development of a partially greenfield site.</p> <p>The cumulative impact of the development along with that of the Johnsons site (H1(e)) would not have a materially greater impact on the sustainability objectives.</p>
Johnsons (Sevenoaks School) Oak Lane and Hopgarden Lane, Sevenoaks	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainably constructed housing.</p> <p>There are negative impacts in that the site is currently open and undeveloped and as such a residential development would result in the loss of informal private playing fields and the development of a partially greenfield site.</p> <p>The cumulative impact of the development along with that of the Sevenoaks School site (H1(d)) would not have a materially greater impact on the sustainability objectives.</p>

<p>Greatness Mills, Mill Lane, Sevenoaks</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment.</p> <p>There are negative aspects in that the site development will result in a loss of employment provision and opportunities to develop or retain skills in Swanley.</p>
<p>Bevan Place, Swanley</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are no identified negative impacts upon the Council's sustainability objectives.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>
<p>Bus Garage/Kingdom Hall, London Road</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are no identified negative impacts upon the Council's sustainability objectives.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>
<p>Land West of Cherry Avenue (including the provision of public open space)</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the loss of open space and the knock on negative impact upon air quality through greenhouse gas emissions and an increased risk of flooding.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>

<p>57 Top Dartford Road, Hextable</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the limited services and facilities, the subsequent requirement for occupants of the new development to have to travel and the knock on negative impact upon air quality through greenhouse gas emissions.</p>
<p>Foxs Garage, London Road, Badgers Mount</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>The site is previously developed land and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the limited services and facilities and the subsequent requirement for occupants of the new development to have to travel to access services and facilities.</p> <p>This in addition to the intensification of the site would have a very negative impact in relation to greenhouse gas emissions and air quality.</p> <p>The allocation would also result in a small scale loss of employment land.</p>
<p>Land adjacent to London Road, Westerham</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The only negative impacts upon the Council's sustainability objectives are in relation to the loss of a currently overgrown site that may have some biodiversity potential.</p>
<p>Currant Hill Allotments, Westerham</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p>

	<p>The negative impacts relate to the replacement of the allotments and the fact that this may have adverse impacts in relation to flood prevention, biodiversity potential and the degrading of the existing environment.</p>
<p>Land at Croft Road, Westerham</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The negative impacts relate to the loss of open space as this may have adverse impacts in relation to flood prevention and biodiversity potential.</p>
<p>Warren Court Farm, Halstead</p>	<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>Halstead is considered to be an unsustainably located and does not have a good range of shops, facilities or employment opportunities in close proximity, resulting in the need to travel to access these opportunities.</p> <p>The very negative impacts relate to the loss of employment land and the knock on impact for skills development.</p>

Table 10: H2 - Mixed Use Allocations

Site	Summary
<p>BT Exchange, South Park, Sevenoaks (Retail and Residential)</p>	<p>The allocation of the BT Exchange for residential led mixed use development would have a positive impact in relation to the creating of new sustainable homes and new employment and skill generating opportunities.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>
<p>United House, Goldsel Road, Swanley (residential, employment and open space)</p>	<p>The development of the site for mixed use would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promotes development in sustainable locations that reduces the need for vehicle use.</p> <p>The allocation would result in a very large affordable housing contribution due to the number of units proposed.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment, improve the existing</p>

	<p>biodiversity and the provision of new open space would help to address an existing deficiency in Swanley.</p> <p>There are negative aspects in that the site development will result in a loss of employment provision and opportunities to develop or retain skills in Swanley.</p>
<p>Swanley Centre, Nightingale Way, Swanley (retail and small scale residential element - only as part of regeneration proposals)</p>	<p>The allocation of the Swanley Centre for retail led mixed use development would have a positive impact in relation to the regeneration of the town that would have very positive impacts in relation to the towns economy, opportunities for skills development, the creation of an environment that promotes social inclusion and for creating new sustainable homes.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>
<p>Station Approach, Edenbridge (residential and employment generating uses)</p>	<p>The allocation of Station Road Edenbridge for residential and employment development would have a positive impact in relation to the towns economy, opportunities for skills development and for creating new sustainable homes.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>
<p>New Ash Green Village Centre, New Ash Green (retail, employment, community facilities and residential- only as part of regeneration proposals)</p>	<p>The allocation of the New Ash Green Village Centre for retail led mixed use development would have a positive impact in relation to the regeneration of the town that would have very positive impacts in relation to the towns economy, opportunities for skills development, the creation of an environment that promotes social inclusion and for creating new sustainable homes.</p> <p>The development would have positive impacts in relation to the reduced need to travel to obtain basic services and facilities.</p> <p>There would also be a very positive impact in relation to improving the quality of the built environment.</p>
<p>Powder Mills (Former GSK Site), Leigh (residential and small scale employment retention)</p>	<p>The allocation of Powder Mills for residential led mixed use development would have a positive impact in relation to the creation of new sustainably constructed homes.</p> <p>The development would have positive impacts in relation to the improved accessibility to the historic and archaeologically important aspects of the surrounding area that have previously been inaccessible to the public. There would also be an improvement to the quality of the built environment.</p> <p>There would be very negative impacts in relation to the fact that the site is remotely located with poor access to local facilities and services that would result in the need to travel. This has a subsequent negative impact upon air quality.</p>

	<p>There would be further negative impacts in relation to the loss of employment floorspace and reduced opportunity for skills retention. Albeit an independent study has shown there is no realistic prospect of the re-use of the entire site in employment generating uses.</p>
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Table 11: EMP1 - Employment Land Allocations

Site	Summary
Vestry Road, Sevenoaks	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
Bat & Ball Enterprise Centre, Sevenoaks	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
British Telecom, Sevenoaks	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
Erskine House, Sevenoaks	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>

<p>Hardy's Yard, Riverhead</p>	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>High Street, Sevenoaks</p>	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>London Road, Sevenoaks</p>	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Morewood Close (Sevenoaks (outside the housing allocation area).</p>	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>South Park, Sevenoaks</p>	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>

<p>Tubs Hill House, Tubs Hill Road, Sevenoaks</p>	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Lime Tree Walk, Sevenoaks</p>	<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Wested Lane Industrial Estate, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Swanley Town Council Offices, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Swan Mill, Goldsel Road, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>

<p>Horizon House, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Media House, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Moreton Industrial Estate, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Park Road Industrial Estate, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Southern Cross Ind. Estate, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>

<p>Teardrop Industrial Estate, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>The Technology Centre, Swanley</p>	<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Station Road, Edenbridge</p>	<p>The site is in a sustainable location within the main urban area of Edenbridge, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Edenbridge / Warsop Trading Centre</p>	<p>The site is in a sustainable location within the main urban area of Edenbridge, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Westerham Trading Centre, Westerham</p>	<p>The site is in a sustainable location within the main urban area of Westerham, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>

<p>Blue Chalet Industrial Park, West Kingsdown</p>	<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>West Kingsdown Industrial Estate, West Kingsdown</p>	<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Horton Kirby Trading Estate, South Darenth</p>	<p>The site has reasonable public transport links making it fairly accessible.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>
<p>Fort Halstead, Halstead</p>	<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle, however, any redevelopment of the site must be in accordance with sustainability criteria including inclusion of a Travel Plan, sustainable design and construction and enhancement of the local green infrastructure and biodiversity.</p>
<p>North Downs Business Park, Dunton Green</p>	<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle.</p>
<p>Chaucer Business Park, Kemsing</p>	<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle.</p>
<p>Broom Hill, Swanley (EMP4)</p>	<p>The allocation of Broom Hill Swanley for employment development would have very positive impacts in relation to the towns economy and opportunities for skills development.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the open countryside, shops, services and facilities.</p> <p>There would be negative aspects in relation to the loss of greenfield land, which has a subsequent negative impact in relation to flood mitigation and biodiversity potential. The site is currently open land and as such there may be a negative impact in relation to the overall quality of the built environment.</p>

Table 12: Policy GI2 Open Spaces for Protection

Site	Summary
Amenity Green Space	The protection of this open space will have only positive impacts with no negative impacts on any of the Council's key sustainability objectives.
Cemeteries and Churchyards	The protection of this open space will have only positive impacts with no negative impacts on any of the Council's key sustainability objectives.
Green Corridors	The protection of this open space will have only positive impacts with no negative impacts on any of the Council's key sustainability objectives.
Natural and Semi-Natural Green Space	The protection of this open space will have only positive impacts with no negative impacts on any of the Council's key sustainability objectives.
Outdoor Sports Facilities	The protection of this open space will have only positive impacts with no negative impacts on any of the Council's key sustainability objectives.
Parks and Gardens	The protection of this open space will have only positive impacts with no negative impacts on any of the Council's key sustainability objectives.
Provision For Children And Young People	The protection of this open space will have only positive impacts with no negative impacts on any of the Council's key sustainability objectives.

Table 13: Development Management Policies

Site	Summary
Chapter 1 – Sustainable Communities and Development Principles	
Policy SC 1 – Presumption in Favour of Sustainable Development	The policy is a high level sustainable development policy that reflects the objectives of sustainable Development as set out in the National Planning Policy Framework. Ultimately the majority of the criteria contained within the policy are expanded upon in more detail within either the Core Strategy or alternative policies within the ADMP.
Chapter 2 – Environment	
Policy EN1 – Design Principles	The purpose of the policy is to provide key design guidance to drive high quality development. The policy scores very well against the objective of creating high quality housing and built environment.
Policy EN2 – Amenity Protection	The policy seeks to protect the living conditions of future occupiers of developments and those that surround them. This policy will therefore have positive impacts upon people’s health and well being, as well as being paramount in ensuring high quality environments within the District.
Policy EN3 – Demolitions in Conservation Areas	The policy is very specific to demolition proposals in Conservation areas and as such will have positive impacts in relation to maintaining the historic character and quality of the built environment. There will be no negative impacts in relation to any of the sustainability appraisal objectives.
Policy EN4 – Heritage Assets	The policy seeks to protect all forms of heritage asset to the benefit of the District’s natural and historic environment. The classification of ancient trees and woodland as a heritage asset also would see this policy have a positive impact in relation to the preservation and enhancement of biodiversity.
Policy EN5 – Outdoor Lighting	The policy seeks to appropriately control outdoor lighting and is fairly limited in its scope. The control of outdoor lighting will have positive impacts in relation to improving the built environment, preventing pollution and protecting biodiversity.
Policy EN6 – Noise Pollution	The policy is specific in nature and affords residents and neighbours of new development protection against unacceptable noise conditions. This subsequently has a positive impact in relation to improving the quality of the built environment and maintaining healthy living conditions through development.
Chapter 3 – Housing and Mixed Use Development	
Policy H3 – Residential Subdivision	The policy would have a number of positive impacts, predominantly as a result of the role that the policy will play in creating new small residential units. There are also other positive impacts in respect of the promotion of smaller units and their role in promoting sustainable development and the prudent use of natural resources.

<p>Policy H4 – Re-use and Protection of Existing Housing Stock</p>	<p>Policy H4 relates specifically to the protection of existing housing stock and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting housing and ensuring people have high quality places to live, promoting sustainable development by protection existing stock for future occupation and protecting the quality of the built environment.</p>
<p>Chapter 4 - Employment</p>	
<p>Policy EMP5- Non allocated employment sites</p>	<p>The protection of non allocated employment sites in employment use will have a positive impact in relation to maintaining accessibility to local employment opportunities and skills retention. The policy is also consistent with the objectives of sustainable development and reducing the need to travel to find such employment opportunities.</p> <p>The most significant positive in relation to the policy is the impact upon the District's economy and economic competitiveness by protecting small scale and start up units.</p>
<p>Chapter 5 - Town and Local Centres</p>	
<p>Policy LC1 –Sevenoaks Town Centre</p>	<p>This policy is specific to Sevenoaks Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>
<p>Policy LC2 – Swanley Town Centre</p>	<p>This policy is specific to Swanley Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>
<p>Policy LC3 - Edenbridge Town Centre</p>	<p>This policy is specific to Edenbridge Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>

<p>Policy LC4 – Neighbourhood and Village Centres</p>	<p>This policy is specific to designated neighbourhood and village centres and takes into consideration the unique characteristics and planning issues of these types of settlement. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>
Chapter 6 – Green Infrastructure and Open Spaces	
<p>Policy GI1 – Green Infrastructure and New Development</p>	<p>The provision of a Green Infrastructure Network across the District will have a number of positive impacts in relation to the objectives that seek to reduce flood risk, improve health and well being, provide recreation opportunities, improve access to the countryside, conserve biodiversity and to create a high quality built environment by setting them within a wider Green landscape.</p> <p>The policy will therefore have significant positive impacts.</p>
<p>Policy GI2 – Loss of Open Space</p>	<p>The protection of open space across the District will have a number of positive impacts in relation to the objectives that seek to reduce flood risk, improve health and well being, provide recreation opportunities, conserve biodiversity and to create a high quality built environment.</p> <p>The policy will therefore have significant positive impacts.</p>
Chapter 7 – The Green Belt	
<p>Policy GB1 – Limited Extensions to dwellings in the Green Belt</p>	<p>Policy GB1 relates specifically to the extension of dwellings in the Green Belt and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.</p>
<p>Policy GB2 – Basements within Residential Developments in the Green Belt</p>	<p>Policy GB2 relates specifically to the extension of dwellings in the Green Belt through the provision of a basement and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.</p>
<p>Policy GB3 – Residential Outbuildings in the Green Belt</p>	<p>Policy GB3 relates specifically to residential outbuildings within in the Green Belt therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.</p>

<p>Policy GB4 – Replacement Dwellings in the Green Belt</p>	<p>Policy GB4 relates specifically to the replacement of dwellings in the Green Belt and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment through replacement of an existing dwelling.</p>
<p>Policy GB5 – Dwellings Permitted Under Very Special Circumstances or as Rural Exceptions</p>	<p>Policy GB5 relates specifically to restricting the expansion of dwellings permitted under very special circumstances or as rural exceptions and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment and the openness of the countryside.</p>
<p>Policy GB6 – Siting of Caravans and Mobile Homes</p>	<p>Policy GB6 relates specifically to how the Council will consider proposals for the stationing of caravans and mobile homes and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment.</p>
<p>Policy GB7 – Re-use of Buildings within the Green Belt</p>	<p>The policy permits the re-use of structurally sound rural buildings, which will have benefits in terms of providing residential and employment generating opportunities. There are also positive impacts in relation to providing opportunities for improved access to the countryside and for rural recreation.</p> <p>However, the negative impact of the policy is in relation to the sustainability impacts of allowing the reuse of rural buildings as these are often remotely located and require the use of private vehicle to gain access to services and facilities.</p>
<p>Policy GB8 – Limited Extensions to Non Residential Buildings in the Green Belt</p>	<p>The policy would have positive impacts in relation to providing accessibility to the open countryside. There would also be positives as the policy allows flexibility to extend rural businesses that wish to expand, which would have appositive impact upon the rural economy and ability to develop skills.</p> <p>There are also positives in relation to being able to maximise previously developed sites in rural areas.</p> <p>There are no significant negatives that have been identified.</p>
<p>Policy GB9 – Replacement of non residential building in the Green Belt</p>	<p>The policy would have positive impacts in relation to providing accessibility to the open countryside. There would also be positives as the policy allows flexibility to replace rural business premises should companies wish to expand, which would have appositive impact upon the rural economy and ability to develop skills.</p> <p>There are also positives in relation to being able to maximise previously developed sites in rural areas.</p> <p>There are no significant negatives that have been identified.</p>

Policy GB10 – The Green Belt Boundary	The policy would have positive impacts in relation to making sustainable use of resources and a negative impact in protecting the countryside.
Chapter 8 – Leisure and Tourism	
Policy LT1 – Tourist and Accommodation and Visitor Attractions	<p>The policy seeks to encourage hotel and tourism development within the District. This policy approach would have a positive impact in relation to improving accessibility for visitors to local services, facilities, recreational opportunities and access to the historic environment.</p> <p>There would also be positive impacts in relation to promoting sustainable development and enhancing the District's economy.</p>
Policy LT2 – Equestrian Development	<p>The policy seeks to control equestrian development within the District.</p> <p>This policy approach would have a positive impact in relation to improving health and well being, improving access to recreational opportunities and conserving biodiversity and geodiversity.</p> <p>There would also be positive impacts in relation to improving the quality of the built environment and providing opportunities to access the countryside.</p>
Policy LT3 – Brands Hatch	<p>The policy seeks to control future developments at Brands Hatch race circuit, which is an internationally renowned motorsport facility. The policy will have benefits in relation to the impact upon the District's economy and providing opportunities for access to recreational activities.</p> <p>However by the nature of the location of the circuit and the motor sport activities there will be some negative impacts in relation to air pollution caused by both visitors and participants. The circuit is also fairly remotely located and not well served by public transport therefore there is a need to travel to access the venue.</p>
Chapter 9 - Community Facilities	
Policy CF1 – Re-use of Redundant School Buildings	The policy will have very positive impacts on the grounds that it seeks to promote the re-use of suitable redundant school buildings into community based facilities. These facilities can create excellent opportunities for promoting health, well being, social inclusion, employment and opportunities to develop skills.
Policy CF2 – Loss of Neighbourhood Services and Facilities	The maintenance of local shops and services will have positive impact on retaining important employment and community facilities as well as reducing the need to travel and promoting sustainable development.
Chapter 10 – Travel and Transport	
Policy T1 – Mitigating Travel Impact	<p>Policy T1 is a specific Transport related policy that seeks to mitigate travel impacts of development to the benefit of air pollution and health and well being.</p> <p>The policy also includes measures to promote a reduction in vehicle movements, which has a positive impact upon objective 9.</p>

<p>Policy T2 – Vehicle Parking</p>	<p>Policy T2 is a specific Transport related policy and relates specifically to how the Council will consider parking in development proposals. Therefore it does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment and promoting sustainable development.</p>
<p>Policy T3 – Provision of Electrical Vehicle Charging Points</p>	<p>Policy T3 is a specific Transport related policy and relates specifically to the provision of electric vehicle charging points in suitable development proposals. Therefore it does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to improving health and well being by measures to reduce air pollution and improve air quality.</p>

Summary and Recommendations

The appraisals of the allocations and policies within the Allocations and Development Management Plan have identified that the plan will have an overall positive impact of sustainability.

The development built as a result of the allocations and policies within the plan will directly have positive long term effects on the sustainability of the District. These include the conservation and enhancement of the natural environment, retention of economic competitiveness on employment sites and within Town and Local centres and meeting the housing requirement, including affordable housing.

There are very few significant effects or areas of concern with respect to the performance of the ADMP against the SA Framework. The few areas of concern are shown in Table 14.

The Council should take on board the recommendations set out to mitigate and monitor these significant effects. In the case of monitoring recommendations it is important to note that these are initial and in some cases aspirational ideas. It will be up to the Council to consider the practicalities of monitoring and what might be achievable.

Table 14: Key Negative Impacts and Mitigation

Significant Effect	Mitigation	Monitoring	Council's Comments
<p>Small scale development of open green sites that will result in the loss of permeable land and therefore has the potential to reduce flood mitigation.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>	<p>Monitor the number of planning permissions granted contrary to Environment Agency advice on flooding.</p>	<p>Whilst built development would have a lesser impact in respect of drainage and flood mitigation the allocation of sites is predominantly focussed on previously developed land and as such it is unlikely that any of the proposed allocations would have a demonstrable impact upon flood risk within the District.</p>

<p>The DPD is focussed on new development allocations. Development will have a knock on impact in relation to increased CO2 emissions and associated pollution from vehicle movements.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels or no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>	<p>Monitor Code for Sustainable Homes achievements.</p> <p>Monitor delivery of provision for electrical vehicle charging points.</p>	<p>The level of development being allocated for development is consistent with the Council's Core Strategy, which was subject to comprehensive Sustainability Appraisal. Therefore the significant effects of the proposed level of development have already been considered and approved.</p>
<p>There is little within the ADMP that will lead to positive impacts on skills development within the District</p>	<p>To strengthen the effects of the ADMP against the relevant SA Objectives opportunities may be provided for businesses that provide opportunities for the promotion of apprenticeships or skills development.</p> <p>These could be explored and developed through the Local Strategic Partnership.</p>	<p>Participation of 16-18 year-olds in education or training</p>	<p>Policy SP8 of the Core Strategy already commits the Council to work with partners to develop initiatives to improve skills in the workforce.</p> <p>The policy also supports the development of start up units for small businesses in suitable locations.</p>

The appraisal found that the ADMP may have a detrimental impact on localised flooding due to small scale development of greenfield sites. This impact would be relatively minor due to the small percentage of allocated greenfield sites and can be further mitigated by Policy GI1 which ensures that all new development incorporates green infrastructure which will help to mitigate surface water run off and reduce localised flooding. Further text on Sustainable Drainage Systems (SuDs) will be added to the supporting text of the Green Infrastructure and Design Principles policies.

9. What are the Next Steps (including monitoring)?

“a description of the measures envisaged concerning monitoring...” (Annex I(i))

Monitoring measures

The Allocations and Development Management Plan will be monitored through a set of performance indicators which will be reported in the Annual Monitoring Report. These indicators will monitor the success of the policies and the overall economic, environmental and social sustainability of the plan and have been produced following the outcome of the appraisals for the sites and policies and through consideration of the feasibility of the monitoring. Any policies where the council is significantly and consistently underachieving will be reviewed and the sustainability appraisal for that policy reassessed.

Proportion of completed housing in main settlements of Sevenoaks, Swanley and Edenbridge; *(CS indicator)*

- Change in Employment floor space in the Main Settlements; *(CS indicator)*
- Proportion of additional employment floor space in Urban Confines; *(CS indicator)*
- Proportion of completed housing in Urban Confines; *(CS indicator)*
- Changes in Settlement Hierarchy services and facilities score for individual settlements; *(CS indicator)*
- Performance of new housing against Building for Life criteria; *(CS Indicator)*
- Percentage of new dwellings completed meeting the Lifetime Homes Standard; *(CS Indicator)*
- Changes in Settlement Hierarchy services and facilities score for individual settlements; *(CS indicator)* Change in number of Heritage Assets; *(CS Indicator)*
- The Proportion of Conservation Areas with up to date Appraisals; *(CS Indicator)*
- Change in Conservation Area extents; *(CS Indicator)*
- Number of applications for demolitions in Conservation Areas;
- Progress on Housing Allocations;
- Progress on Mixed Use Allocations;
- Additional completed units from residential subdivision;
- Number of completed housing sites with a net loss of units;
- Maintenance of Employment Allocations and Major Developed Employment Sites in the Green Belt;

- Progress on Broom Hill development;
- Change in Employment floor space in non allocated sites;
- Change in Retail floorspace in Main Settlements; (CS Indicator)
- Town Centre Health Check; (CS Indicator)
- Proportion of A1 units within Primary Frontages of Sevenoaks Town Centre;
- Swanley regeneration scheme; (CS Indicator)
- Proportion of A1 units within Primary Retail Frontage of Edenbridge Town Centre;
- Change in the Green Infrastructure Network; (CS Indicator)
- Protection of Open Space Allocations; (CS Indicator)
- Development of school playing fields;
- Proportion of additional employment floor space in Urban Confines;
- Number of new dwellings granted contrary to Green Belt Policy; (CS Indicator)
- Proportion of residential Green Belt applications overturned at appeal for:
 - Extensions
 - Basements
 - Outbuildings
 - Replacement dwellings;
- Net additional caravan/mobile home units in the Green Belt;
- Additional Hotel and Tourist Accommodation Units in Urban Confines and Green Belt;
- Additional Tourist attractions and facilities;
- Number of equestrian related applications overturned at appeal;
- Development at Brands Hatch;
- Development of redundant school buildings;
- Number of developments which include publicly assessable electric vehicle charging points.
- Number of developments with adopted Travel Plans; (CS Indicator)
- Number of developments which depart from Vehicle Parking Guidance Note;

Next steps

The Allocations and Development Management Plan will be published for comments prior to submission to the Secretary of State. Any significant changes to the plan prior to submission and adoption will require an update to this report.

A Sustainability Statement will be published at the time of the adoption of the Allocations and Development Management Plan. This statement will outline how environmental, and in this case broader sustainability considerations and consultation responses were reflected in the plan or programme and how its implementation will be monitored in the future.

Appendix 1: Summary of LDF SA History

A summary of all of the previous SA work undertaken since the commencement of the Sevenoaks LDF and including the various Core Strategy stages is included in the table below.

Table A1: SA History

Year	Plan Making Stage	SA/HRA Document	Details
2004		Scott Wilson and Levett-Therival Consultants appointed to undertake SA of Sevenoaks LDF	
Sept 2004	Evidence Gathering	SA Scoping Workshop 1	Workshop with key stakeholders to discuss the scope of the SA focusing on: <ul style="list-style-type: none"> • A review of plans and programmes relevant to the Sevenoaks LDF; • The sustainable development objectives which will form the basis for the SEA/SA; and • The baseline economic, social and environmental information that will inform the SEA/SA.
Oct 2004	Evidence Gathering	SA Scoping Workshop 2	Additional workshop with District and Parish Councillors and various community partnerships to discuss the scope of the SA focusing on: <ul style="list-style-type: none"> • A review of plans and programmes relevant to the Sevenoaks LDF; • The sustainable development objectives which will form the basis for the SA; and • The baseline economic, social and environmental information that will inform the SA.
June 2005	Evidence Gathering	Publication of Scoping Report Document	The report documented the findings and key messages for Sevenoaks from the context review and initial evidence gathering stage, including the formation of the 13 key objectives for the LDF. This included consultation with statutory bodies and other key stakeholders in the LDF process, including the Countryside Agency, English Heritage, English Nature (now Natural England) and the Environment Agency.
Aug 2006	Evidence Gathering	SA of Sevenoaks Core Strategy Options DPD and publication of Options Report.	In developing options the Council identified nine key issues for the Core Strategy DPD to address: <ul style="list-style-type: none"> • Local facilities, services and infrastructure • Landscape, heritage, biodiversity and environmental quality • Design • Housing • Affordable housing • Local economy • Retailing • Getting around Taking into account comments received and the findings of the Options SA – Council selected its Preferred Options for further consultation.

2007	Evidence Gathering	Second SA Scoping Workshop	Another SA Scoping Workshop with stakeholders in Sevenoaks was held in 2007. However, there were no consequential changes to the 2005 SA Objectives. The four Consultation Bodies were informed of this update and it was made available on the Council's website.
Jan 2008	Evidence Gathering	Publication of Context review and Scoping Report Update Document	Following publication of new national and regional guidance and more up-to-date evidence base. Scott Wilson prepared revised Context Review and Scoping Report documents.
Dec 2008	Core Strategy Preferred Options	Consultants undertook SA of revised Sevenoaks Core Strategy Preferred Options DPD	As a result of responses received to the 2006 preferred options document and new Government guidance, further work was required and a revised Preferred Options document prepared. Sevenoaks Core Strategy revised Preferred Options consultation took place in December 2008.
Dec 2008	Core Strategy Preferred Options	Consultants Draft Report on Sevenoaks Core Strategy Preferred Options DPD	Consultants presented a draft SA Report prior to publication for public consultation alongside the Preferred Options DPD, which included a set of Core Strategy Policy Recommendations. The Council was then able to respond to each recommendation, including, where appropriate, how the recommendation would be considered in the Core Strategy Pre Submission Version policies. This helped demonstrate how the SA has been taken into account within the plan making process.
April 2009	Core Strategy Preferred Options	Consultants produced HRA Appropriate Assessment Screening Report	Consultants produced an Appropriate Assessment Screening report to ascertain what policies could be screened out at the initial stage and those policies that should be taken through and considered through an Appropriate Assessment.
June 2009	Core Strategy Preferred Options	Consultants produce HRA Appropriate Assessment Report	Consultants produced a final Appropriate Assessment report incorporating the previous screening stage and the assessment of policies taken through to the Appropriate Assessment. The Conclusion drawn was that the Core Strategy would not impact upon any Natura 2000 European site in a way that could not be adequately mitigated to avoid any adverse impact.
Nov 2009	Core Strategy Preferred Options	Consultants produced the Fort Halstead SA (non-statutory)	<p>The Fort Halstead site was considered as an option for a major residential development at the Core Strategy Preferred Options stage (2008), however it was rejected on the following grounds:</p> <ul style="list-style-type: none"> • It had not been demonstrated that the project was sustainable • It had not been demonstrated that the proposal was deliverable within the CS period • It had not been demonstrated that development could take place without harm to the AONB • The Council can meet its housing requirement without developing the site. <p>In response, a submission was made on behalf of Armstrong (Kent) LLP seeking the inclusion of the Fort Halstead site in the Core Strategy submission version, further detail of which is included within chapter 4 of this statement.</p> <p>Consequently, the Council commissioned Scott Wilson to produce a non-statutory SA on the proposal to assist the Council determine whether or not to include</p>

			<p>the proposal for a mixed-use development at Fort Halstead within their Core Strategy Submission Version.</p> <p>It was concluded as a result of this exercise that the disbenefits of a redevelopment of Fort Halstead outweighed the benefits. The Inspector further considered the matter through the examination process and repeated the same conclusion within the examination report..</p>
Nov 2009	Pre Submission of the Core Strategy	Consultants undertook SA on the Core Strategy Pre Submission Version prior to publication.	Based on the Pre Submission Sustainability Appraisal the consultants made a series of recommended changes to address sustainability concerns which influenced the final policy approach in the submission draft (see chapter 5 for detail).
Jan 2010	Publication of the Core Strategy	SA of the Submission Core Strategy and HRA	The appraisal of the Core Strategy Pre Submission involved carrying out an SA of the document as the Council wished to be submitted for public examination. This proposal included appraising the Vision (which set out the Council's aspirations for the future of the District); the Spatial Objectives (which were based on the Vision and guide the whole plan and distribution of development) and the Locational and General policies.
Feb 2010	Allocations and Development Management Plan Evidence Gathering	SA of Sevenoaks Allocations and Development Management Plan (Site Allocations) Options Report.	<p>Council presented a draft SA Report prior to public consultation alongside the Options DPD, which included a set of Draft Allocation proposals.</p> <p>The Council was then able to respond to each recommendation, including, where appropriate, how the recommendation would be considered in the A&DM Pre Submission Version policies. This helped demonstrate how the SA has been taken into account within the plan making process</p>
June 2010	Submission of the Core Strategy	Submission of the Core Strategy and associated SA Report	The Core Strategy Submission Draft, representations received and key evidence (Including SA) was submitted to the secretary of state for independent examination
Oct 2010	Core Strategy Examination		<p>Inspector's Report received in January 2011, which confirms that the Core Strategy is sound.</p> <p>Further to this the Inspector states in her report that most of the changes recommended in this report are based on proposals put forward by the Council in response to points raised and suggestions discussed during the public examination and that the changes do not alter the thrust of the overall strategy.</p> <p>As such it is concluded that none of the proposed changes will materially alter the substance or undermine the Sustainability Appraisal and the participatory process.</p>
Feb 2011	Core Strategy Adoption	SA and HRA Adoption Statement	Completion of Final SA Statement.
May 2011	Allocations and Development Management Plan Evidence Gathering	LDF Scoping Report Update	<p>The report reviewed the findings and key messages for Sevenoaks from the original context review and evidence gathering stage and updated the baseline data to ensure that the 13 key objectives for the LDF remain valid and appropriate.</p> <p>This included consultation with statutory bodies and other key stakeholders in the LDF process, including English Heritage, Natural England and the Environment Agency.</p>

May 2011	Allocations and Development Management Plan Evidence Gathering	SA of Sevenoaks Allocations and Development Management Plan (Draft Policies Consultation) Options Report.	Council presented a draft SA Report prior to public consultation alongside the Options DPD, which included a set of Draft Development Management Policy proposals. The Council was then able to respond to each recommendation, including, where appropriate, how the recommendation would be considered in the A&DM Pre Submission Version policies. This helped demonstrate how the SA has been taken into account within the plan making process
Feb 2012	Allocations and Development Management Plan Evidence Gathering	Interim 'Options' and 'Alternatives' SA of Sevenoaks Allocations and Development Management Plan	The Council produced an interim report appraising the various reasonable 'options' and 'alternatives' that arose as a result of the previous rounds of public consultations and responses received.
March 2012	Allocations and Development Management Plan Evidence Gathering	Supplementary Sites (Options) Consultation	
Aug 2012	Pre Submission of the A & DM	The Council undertook SA on the A & DM Submission Version prior to publication.	Based on the Pre Submission Sustainability Appraisal the Council made a series of recommended changes to address sustainability concerns which influenced the final policy approach in the submission draft.
	Publication of the A & DM	Submission of the A&DM & SA	Submission of the appraisal of the A & DM Pre Submission version.

Appendix 2: SA Objectives Commentary

SA is fundamentally based on an objectives-led approach whereby the potential impacts of a plan are gauged in relation to a series of objectives for sustainable development. In other words, the objectives provide a methodological yardstick against which to assess the effects of the plan. As part of Stage A of the SA process, a series of 13 sustainable development objectives were established for appraising the Sevenoaks DPDs. These SA Objectives and some explanatory text are shown below.

SA Objectives

To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home

This objective focuses on the need to provide a greater level of affordable housing in the District, ensure that new homes are designed and constructed as sustainably as possible to minimise resource use and reduce the number of homes considered unfit. This could be promoted through, for example, ensuring that a reasonable proportion of houses in new development are provided as affordable housing and that new homes incorporate energy and water saving measures. (Note that Government guidance defines affordable housing to include social rented and intermediate housing and not low cost market housing).

To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment

This objective focuses on reducing the risk of homes and other buildings from flooding and ensuring that the impacts of flooding are minimised. This could be promoted through, for example, siting new housing away from flood risk areas and ensuring that new developments incorporate sustainable drainage systems.

To improve the health and well-being of the population and reduce inequalities in health

This objective focuses on improving general public health and reducing health inequalities. This could be promoted through, for example, encouraging walking and cycling in the District and regenerating more deprived parts of the District (e.g. Swanley).

To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest

This objective focuses on increasing social inclusion and narrowing the gap between the affluent and less affluent parts of the District. This could be promoted through, for example, regenerating more deprived parts of the District and ensuring equal access across the District to community facilities.

To improve accessibility for everyone to all services, facilities, recreational opportunities and employment

This objective focuses on improving the ease with which the District's residents can access jobs as well as, for example, shops, schools, leisure facilities etc. This could be promoted through, for example, ensuring that new development is accompanied by the infrastructure necessary to support an increased population and does not place an additional burden on existing services.

To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve

This objective focuses on reducing, firstly, local air pollution and, secondly, greenhouse gas emissions (principally carbon dioxide). This could be promoted through, for example, ensuring that new homes are located close to places of employment and services so minimising the need to travel by car and therefore pollutant emissions.

To conserve and enhance biodiversity and geodiversity

This objective focuses on ensuring that existing wildlife and geological features are protected and where possible enhanced. This could be promoted through, for example, ensuring that new developments include new habitat and wildlife friendly measures where possible.

To protect, enhance and make accessible for enjoyment, the countryside and the historic environment

This objective focuses on ensuring that the District's rural areas and historic environment is protected, where possible enhanced and also made more accessible. This could be promoted through, for example, measures to protect the District's valuable landscapes and cultural heritage.

To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure

This objective focuses on promoting travel by more sustainable modes of transport which generate less pollution than car travel (walking, cycling and public transport) and also maximising the use of existing infrastructure (e.g. using existing road space efficiently rather than building new roads).

To create a high quality built environment

This objective focuses primarily on improving the character of the District's urban areas. This could be promoted through, for example, measures to improve the design of new development.

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

This objective focuses on, firstly, ensuring that development is carefully planned to minimise adverse economic, social and environmental effects and that the District's use of natural resources is reduced. This could be promoted through, for example, ensuring that new development is situated away from flood risk areas and that new homes incorporate energy and water saving measures.

To encourage high and stable levels of employment and sustain economic competitiveness

This objective focuses on ensuring that employment levels in the District remain high and that the District maintains its economic competitiveness. This could be promoted through, for example, providing adequate land and premises suitable for different sizes and types of businesses.

To improve the development and retention of skills

This objective focuses on ensuring that residents' skills base is improved and that people with key skills are able to remain in the District. This objective has the ultimate aim of promoting both economic competitiveness and social inclusion. This objective could be promoted through, for example, enhancing the further education offering in the District and providing affordable housing for people with key skills unable to afford market prices.

Appendix 3 – Baseline Indicators (May 2011 Scoping Report)

Sevenoaks LDF SEA / SA Baseline Review

Indicator	Sevenoaks District	Kent	South East	UK	Target	Local trend	Indicator status	Commentary	Data quality	Data sources
Objective 1 - To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home										
Homelessness	Percentage of total applicants accepted as eligible for assistance, unintentionally homeless and within a priority need group (e.g. households with dependent children). April 2009 to March 2010: 68.5% April 2009 to March 2008: 82.6% April 2007 to March 2008: 77.9%	Data is available for all individual local authorities in Kent at: http://www.kent.gov.uk/our_coun...&id=commanded_landhousing and http://www.kent.gov.uk/our_coun...land/other_housing_statistics.aspx	Percentage of total applicants accepted as eligible for assistance, unintentionally homeless and within a priority need group (e.g. households with dependent children). April 2009 to March 2010: 46.2% April 2009 to March 2008: 44.9% April 2007 to March 2008: 50.7%	Percentage of total applicants accepted as eligible for assistance, unintentionally homeless and within a priority need group (e.g. households with dependent children). April 2009 to March 2010: 44.9% April 2009 to March 2008: 47.3% April 2007 to March 2008: 48.8%	Increased action to prevent homelessness - Sevenoaks Local Community Strategy 2010-2013	Significant reduction in the percentage of total applicants accepted as eligible for assistance, unintentionally homeless and within a priority need group between March 2009 and March 2010.	↓	The reduction in the percentage of total applicants accepted as eligible for assistance, unintentionally homeless and within a priority need group is significantly higher than the regional and national trend.	↓	www.neighbourhood.statistics.gov.uk
Temporary accommodation (accommodated in Bed & Breakfast, Hostels, LA HA stock, leased and other stock)	Count of homeless households in temporary accommodation at: December 2007: 50 December 2008: 47 December 2009: 28 September 2010: 20	Data is available for all individual local authorities in Kent at: http://www.kent.gov.uk/our_coun...&id=commanded_landhousing and http://www.kent.gov.uk/our_coun...land/other_housing_statistics.aspx	Count of homeless households in temporary accommodation at: December 2007: 935 December 2008: 757 December 2009: 626 September 2010: 504	Count of homeless households in temporary accommodation at: (England Only) December 2007: 79,500 December 2008: 67,480 December 2009: 51,310 September 2010: 49,660	No target identified	Number of households in temporary accommodation is decreasing	↓	As per the regional and national averages, the number of households in temporary accommodation is falling in the District.	↓	DOLG PIE returns via: Research and Intelligence, Kent County Council www.kent.gov.uk/research
Average house prices	Average Cost: £389,775 Detached: £575,578 Semi-detached: £294,578 Terraced: £219,432 Flat: £181,091 (September 2010)	£237,957 (average cost, 2010)	£274,538 (average cost, 2010)	Average Cost: £232,628 Detached: £352,699 Semi-detached: £198,602 Terraced: £188,048 Flat: £217,840 (2010)	No target identified	See below	Not classifiable since rising house prices have both positive and negative socio-economic implications	↓	Land Registry of England and Wales http://www.landregistry.gov.uk http://news.bbc.co.uk/1/health/spin/08phn_dephuk_house_prices.html/29.uk.stm?table	
Average house price increase in the past year	Average: 7.9% (December 2009-December 2010)	5.9% (December 2009-December 2010)	7.6% (December 2009-December 2010)	5.9% (December 2009-December 2010)	No target identified	N/A	Not classifiable since rising house prices have both positive and negative socio-economic implications	↓	↓	http://news.bbc.co.uk/1/health/spin/08phn_dephuk_house_prices.html/29.uk.stm?table
Ratio of median house price to median earnings	Median house price to median income ratio: 2007: 9.8 2008-2009: 19.7% 2009-2010: 24%	Median house price to median income ratio: 2007: 8.1 2008-2009: 6.8 2010: 7.65	Median house price to median income ratio: 2007: 8.45 2008-2009: 7.29 2010: 8.23	Median house price to median income ratio: (England only) 2007: 7.23 2008-9: 6.93 2009-10: 6.27 2010-7:01	No target identified	Decreased since 2007 levels but increased between 2009 and 2010	↓	Sevenoaks house price to income ratio is significantly higher than the county, regional and national ratio. However, it has decreased since 2007	↓	DOLG Housing Live Tables http://www.communities.gov.uk/housing/housingresearch/housinglive/housingstatistics/affordability/housinglive/wastable
Affordable housing	Affordable dwellings completed as a % of all new housing completions: 2008-2009: 19.7% 2009-2010: 24%	Data gap	2008-2009: 10,460 2009-2010: 10,960	57,700 gross additional affordable dwellings in England in 2009-10. This is an increase of 4 per cent on the 55,570 (revised) affordable homes supplied in 2008-09 and the highest number since 1995-96.	LDF Objective: To increase the proportion of affordable housing in new development in response to the level of local housing need from those unable to buy in the Local target to deliver 67 dwellings per annum.	↑	The figure is low but increasing.	↑	↓	DOLG Housing Live Tables http://www.communities.gov.uk/housing/housingresearch/housinglive/housingstatistics/affordability/housinglive/wastable
LA Dwellings that Fall Below the Decent Homes Standard	2004- 14.6%	Data gap	Data gap	Data gap	Government target to ensure that all social housing meets the Decent Homes Standard.	Data gap	Not classifiable since there is no local or regional data to compare to, or past data	↓	↓	Sevensoaks Stock Condition Survey (2005)
Unfit dwellings	Percentage of all housing that is unfit: 2.4 (2004) 2.5 (2005) 2.5 (2006)	Percentage of all housing that is unfit: 6.8 (2003)	Percentage of all housing that is unfit: 6.3 (2003)	Percentage of all housing that is unfit: 4.48 (2004) 4.48 (2005) 4.42 (2006)	To reduce the percentage of unfit / non-decent homes, with a specific target to eliminate them from the statistic by 2010 - South East RPF	Significant decrease	Sevensoaks was below the mean for local authorities in England in 2006.	↓	↓	Sevensoaks Area Profile - www.asprofiles.audit-commission.gov.uk
Objective 2 - To reduce and manage the risk of flooding and any resulting detriment to public wellbeing, the economy and the environment.										

Properties at risk from flooding	Limited urban areas of Severnside are currently at risk of flooding, with 21,500 "minimum total" and 31,750 "average total". (2008)	403,000 properties at risk of flooding from rivers or the sea in England, of which nearly half a million are at significant risk.	Government objective to reduce the number of properties at risk from flooding. LDF target: maintain flood defence and water quality. No housing development permitted in areas liable to flood where contrary to Environment Agency recommendations.	Date gap	No comparable data available	1	Environment Agency, Flooding in England - a national assessment of flood risk. http://publications.environment-agency.gov.uk/pdf/GH0009083/DS-E.pdf and State of the Environment: report for the South East (2010).
Number of Planning Permissions Granted Contrary to Environment Agency Advice on Flooding or Water Quality	No major applications were granted contrary to EA advice on flooding in 09-10 or 08-09	Date Gap	No housing development to be permitted in areas liable to flood where contrary to Environment Agency recommendations.	Date gap	Flood risk in new properties is being reduced by the Council following the advice of the Environment Agency	1	http://www.severnside.gov.uk/docs/uments/amr_2010_.pdf
Objective 3 - To improve the health and well-being of the population and reduce inequalities in health							
Life expectancy at birth	Males: 2007-2009 - 78.89 Females: 2007-2009 - 82.4 The difference in life expectancy between the highest and lowest wards in the District is 8.3 years (2009 NHS-Health Profile for Severnside District).	Males: 2007-2009 - 79.2 Females: 2007-2009 - 83	West Kent PCT has identified areas of high weight management and ensuring the uptake of cancer screening and childhood vaccinations in the areas of deprivation in Severnside. The Kent-wide Local Area Agreement has prioritised reducing road injuries and deaths.	Increasing	Life expectancy in Severnside is well above the upper quartile figure for LA's nationally, and increasing at a similar rate as the national mean.	1	South West Kent PCT Severnside locality health profile (2009) and www.neighbourhood.statistics.gov.uk
Percentage of people describing their health as good or very good	72.9% (2001) 55% (2008)	71.5 (2001)	No target identified	Increasing	The percentage of people describing their health as good is increasing for the South East and England and Wales. Updated sub-regional, regional and national data is not available.	2	The Pulse Survey 2008: http://www.severnside.gov.uk/docs/uments/amr_2008_0809/council_performance0809.asp and www.neighbourhood.statistics.gov.uk/
Limiting long-term illness	Percentage of total population: 14.5% (2001)	Percentage of total population: 17.9% (England, 2001)	No target identified	No data available	The 2001 census figures showed that Severnside has a relatively low percentage of people reporting to have suffered from a limiting long-term illness, compared with the regional and national averages.	2	Census, 2001 www.neighbourhood.statistics.gov.uk/
Access to sports facilities	The vast majority of Severnside District residents are within the recommended catchment area of an outdoor sports facility (15 min walk: 1.2km) (2009). In 2009 85% of the population were within 20 minutes of a sports facility, one of which has achieved a quality assured standard. This is an increase from 30.5% in 2008.	No data available	No target identified	Increasing	Access to a range of different sports facilities, one of which has achieved standard, has increased in the District.	1	Severnside Council Open Space, Sport and Recreation Study http://www.severnside.gov.uk/docs/uments/amr_2010_.pdf and http://www.dafra.gov.uk/wildlife-county/sds/awd/coustrat/html4.htm
Access to local green space	Provision of amenity green space: 0.74 ha per 1,000 population (2009). (The National Playing Fields Association's Six Acre Standard recommends 0.8 ha per 1,000 population for playing spaces).	People with easy walking distance to green space and countryside - 85%. People that visit local green space and the countryside that is in easy walking distance - 85% (2001)	LDF Objective: To safeguard existing open spaces, sport and recreational facilities that meet community needs and improve provision where necessary.	No data available	Severnside Council Open Space, Sport and Recreation Study http://www.severnside.gov.uk/docs/uments/amr_2010_.pdf and http://www.dafra.gov.uk/wildlife-county/sds/awd/coustrat/html4.htm	3	Severnside Council Open Space, Sport and Recreation Study http://www.severnside.gov.uk/docs/uments/amr_2010_.pdf and http://www.dafra.gov.uk/wildlife-county/sds/awd/coustrat/html4.htm

<p>Health inequalities and deprivation</p>	<p>The health of the people in Sevenoaks is generally better than the England average. The level of deprivation and the rate of violent crime is among the lowest in England. Estimated health inequalities within Sevenoaks are better than England. There are health inequalities for men is over 3 years lower in the most deprived areas than in the least deprived areas. For women the gap is over 2 years. England average.</p>	<p>Health Commission's Indicator: Health equity and significantly above average for South West Kent PCT. This is an assessment of the effective use of health equity auditing in service planning, commissioning and delivery in order to tackle health inequalities (2008).</p>	<p>No data available</p>	<p>No data available</p>	<p>No data available</p>	<p>South West Kent PCT target assessed - this area is above average. The Kent Local Area Agreement has promised adult participation in sport, tackling obesity in Reception year children, and road injuries and deaths.</p>	<p>Over the last 10 years, rates of early death from cancer, and from heart disease and stroke, have decreased and are below the England average.</p>	<p>The health of the population is generally better than the England average. Life expectancy is high and death rates have decreased in the last decade. There are low levels of inequality benefit claimants and those living in the South East Coast area and England average.</p>	<p>http://www.sevenoaks.gov.uk/docs/amenation_annual_report_2009.pdf</p>
<p>Public concern over noise</p>	<p>Number of noise complaints investigated - 2007 - 588, 2008 - 550</p>	<p>No data available</p>	<p>No data available</p>	<p>No data available</p>	<p>No target identified</p>	<p>Decreasing</p>	<p>The number of noise complaints in the District is decreasing</p>	<p>http://www.sevenoaks.gov.uk/docs/amenation_annual_report_2009.pdf</p>	<p>http://www.sevenoaks.gov.uk/docs/amenation_annual_report_2009.pdf</p>
<p>Index of deprivation</p>	<p>Ranked 376th out of 326 authorities in England. A rank of 1 is the most deprived. Sevenoaks is in England's England's least deprived 20% of authorities (2010).</p>	<p>15.01 - 2nd most deprived of the 7 County Council Regions in the South East (2007). County Council summaries have not been published for ID2010 although KCC's Research & Intelligence intend to do this in due course. However, the level of deprivation in 8 out of the 12 Kent districts has increased since ID2007 relative to other areas in England - with these districts ranking higher nationally in ID2010 than in ID2007.</p>	<p>No data available</p>	<p>No data available</p>	<p>No target identified</p>	<p>Sevenoaks remains Kent's least deprived district in ID2010 as it was in ID2007. Sevenoaks is an affluent district with small pockets of relative deprivation. When compared to England over 92% of those living in Sevenoaks District fall into the 3 least deprived quintiles in terms of deprivation.</p>	<p>Sevenoaks remains Kent's least deprived district in ID2010 as it was in ID2007. Sevenoaks is an affluent district with small pockets of relative deprivation. When compared to England over 92% of those living in Sevenoaks District fall into the 3 least deprived quintiles in terms of deprivation.</p>	<p>From Indices of Multiple Deprivation Data (2010) Accessed from https://statsweb.kent.gov.uk/docs/figures/facts-and-figures/0301010%20headline%20findings-v2.pdf</p>	<p>https://statsweb.kent.gov.uk/docs/figures/facts-and-figures/0301010%20headline%20findings-v2.pdf</p>
<p>All People of Working Age Claiming a Key Benefit (Persons)</p>	<p>9% of working age population claiming a key benefit (2009)</p>	<p>11% (2009)</p>	<p>15% (2009)</p>	<p>No data available</p>	<p>No target identified</p>	<p>The number of working age claimants has increased slightly recently, but remains lower than the regional average and significantly lower than the national average.</p>	<p>The number of working age claimants has increased slightly recently, but remains lower than the regional average and significantly lower than the national average.</p>	<p>www.neighbourhood.statistics.gov.uk/</p>	<p>www.neighbourhood.statistics.gov.uk/</p>
<p>Households in poverty</p>	<p>Sevenoaks has an average of 14.9% of households in the district in poverty. This is equivalent to 6,900 households (2007-2008). This proportion places Sevenoaks 285th out of 326 district unitary authorities in England which is within the bottom third of authorities.</p>	<p>No data available</p>	<p>No data available</p>	<p>No data available</p>	<p>No target identified</p>	<p>The estimates of households in poverty, are based on data from the Family Resources Survey (FRS).</p>	<p>The estimates of households in poverty, are based on data from the Family Resources Survey (FRS).</p>	<p>Households in Poverty: https://statsweb.kent.gov.uk/docs/figures/facts-and-figures/0301010%20headline%20findings-v2.pdf</p>	<p>https://statsweb.kent.gov.uk/docs/figures/facts-and-figures/0301010%20headline%20findings-v2.pdf</p>
<p>Persons claiming Jobseekers Allowance</p>	<p>Jobseekers Allowance (total persons): 630 (August, 2008) 1930 (August, 2009) 1160 (August, 2010)</p>	<p>No data available</p>	<p>Jobseekers Allowance (total persons): 744, 980 (August, 2008) 1, 280, 550 (August, 2009) 1,152, 620 (August, 2010)</p>	<p>No data available</p>	<p>No data available</p>	<p>The number of people claiming job-seekers allowance is increasing in a similar fashion to county, regional and national trends</p>	<p>The number of people claiming job-seekers allowance is increasing in a similar fashion to county, regional and national trends</p>	<p>Sevenoaks is within the lower quartile of local authorities nationally in terms of this indicator.</p>	<p>www.neighbourhood.statistics.gov.uk/</p>

Percentage of households in fuel poverty	5.7% 2009	6% in June 2009	14.8% (1995) 9.3% (2002) 5.7% (2009)	21.8% (1995) 16.4% (2002) 6.1% (2009)	The aim in England is to seek an end to fuel poverty in vulnerable households by 2010. Fuel poverty in other households will also be tackled as progress is made on these groups, with a target that by 22 November 2016, as far as is reasonably practicable, no household in England should have to live in fuel poverty. (The UK Fuel Poverty Strategy, November 2011)	No data available	No data available	No data available	Fuel poverty level is consistent with regional average and lower than county and national average.	Fuel Poverty in Kent DEP 10th June 2009 https://stareweb.kent.gov.uk/Documents/facts-and-figures/dep-109-fuel-poverty.pdf
Objective 5 - To improve accessibility for everyone by all services, facilities, recreational opportunities and employment										
Total amount of floorspace in 'town centre uses'	No data available	No data available	No data available	No data available	Approximately 4000 sq m net of additional retail floorspace to be provided in Sevenoaks town centre by 2026	No clear trend	No clear trend in floorspace in 'town centre uses'	1	There is no clear trend in change in floorspace in 'town centre uses'	http://www.sevenoaks.gov.uk/docs/uments/amv_2010_.pdf
Access for disabled people	No data available	No data available	% of local authority buildings suitable for and accessible by disabled people - 79%, 2006 - 75%, 2008	% of local authority buildings suitable for and accessible by disabled people - 47.1%, (2006)	No data available	No data available	No data available	2	Applies to local authority buildings only	http://www.audit-commission.gov.uk/SiteCollection/Downloads/Downloads/2007/05by-prdsparquities/90309.xls
Objective 6 - To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve										
Number of Air Quality Management Areas in Sevenoaks District	No data available	No data available	No data available	No data available	No data available	No data available	No data available	3	No clear trend	http://www.sevenoaks.gov.uk/docs/uments/air_quality_action_plan_2009.pdf
Domestic per capita CO2 (tonnes)	2.62 tonnes per Capita (2007)	2.31 tonnes per Capita (2007)	2.41 tonnes per Capita (2007)	2.45 tonnes per Capita (2007)	No target identified	When comparing against previous years, the domestic CO2 emissions per capita has reduced (from 2.8 tonnes in 2004)	In comparison to other Kent authorities, Sevenoaks has the second highest level of CO2 production. Sevenoaks also has a higher amount of domestic CO2 emissions than the South East and UK average.	2	Climate Change and Sustainable Development Topic Paper (Published by Sevenoaks District Council in May 2010).	
Total CO2 emissions per capita (including land use change and forestry)	5.3 tonnes per Capita (2007)	7.43 tonnes per Capita (2007)	5.67 tonnes per Capita (2007)	7.14 tonnes per Capita (2007)	By 2050, reduce greenhouse gas emissions from activities in the region by 60% - South East RRF	When comparing against previous years, the total CO2 emissions per capita has significantly reduced (from 10.4 tonnes in 2004)	Since 2004, the total CO2 emissions per capita has reduced in Sevenoaks. The total CO2 emissions per capita has been less than the Kent, South East and UK average	2	Climate Change and Sustainable Development Topic Paper (Published by Sevenoaks District Council in May 2010).	
Objective 7 - To conserve and enhance biodiversity and productivity										
% of SSSIs in favourable condition	54.5% (2004) 53.5% (2005) 50.9% (2007) 70.8% (2011)	54.09% (2004) 53.35% (2007) 55.97% (2011)	45.01% (2004) 46.53% (2007) 43.52% (2011)	45.53% (2004) 44.78% (2007) 36.58% (2011 - England)	55% of the SSSI area 'favourable or recovering by 2010 (English Nature)	Since 2007 the conditions of SSSIs in Sevenoaks have improved.	Percentage of SSSIs in favourable condition is better than the Kent, South East and UK averages.	1		http://www.naturalengland.org.uk/ourwork/conservation/66640a08d369358831d61a01_8504
Population of wild birds	Details gap	Details gap	1994 - 2005 index of farmland birds down by 15% 1994-2008 Index of farmland birds reduced by 29% 1994 - 2005 Index of woodland birds down by 10% 1994 - 2008 Index of woodland birds down by 13% 1994 - 2005 index of all native birds down by 3% 1994 - 2008 Index of all native birds reduced by 6%	1994 - 2005 index of farmland birds down by 8% 1994 - 2008 Index of Farmland birds reduced by 11% 1994 - 2005 Index of woodland birds down by 3% 1994 - 2008 Index of woodland birds down by 6% 1994 - 2005 index of all native birds up by 6% 1994 - 2008 Index of all native birds up by 3%	For both woodland and farmland birds there was a significant decrease in the indicator between 2004 and 2008 for the South East. The percentage of decrease for farmland and woodland birds also worsened for the UK between 2005 and 2008.	South East	When comparing the 1994 - 2008 statistics, the South East regions for the woodland birds and farmland birds indicator.	3	Wild Bird Population Indicators for English Regions, 1994 - 2008 (Published by DEFRA in April 2010)	

Household waste - percentage landfill	76.59% (2003/04) 77.79% (2003/04) 71.51% (2005/06) N/A (2008/09) N/A (2009/10)	76.8% (2003 / 04)	77.7% (2003 / 04) 45.5% (2008/09) 37.5% (2009/10)	71.78% (2009/04) 87.19% (2004/05) 62.26% (2005/06) England Stats 50.3% (2006/09) 48.9% (2009/10)	Decreasing	To increase recovery of all waste in the region by 71% by 2010 - South East IFF To increase recycling and composting of waste in the region by 50% by 2010 - South East IFF	South East	Up to date statistics are not available for Severnoks and Kent. However, nationally and in the South East the rate of waste sent to landfill has decreased over the last 5 years. In recent years the majority of household waste in Severnoks District has been sent to the Allington waste to energy plant.	http://www.dh.gov.uk/statistics/environment/wastewag125.htm#main1	
Rivers of good chemical water quality	13.69% (2002) 14.29% (2003) 14.29% (2004) 53.67% (2005) 66.6% (2006) Rivers chemical status in the Borough: Good (2011)(River Deyer)	No data available	No data available	No data available	Maintained	High Chemical Status by 2015 Water Framework Directive Objective		The data covers river catchments and wider basins and so may not be 100% accurate for the stretch of waterway in the Borough.	http://www.environment-agency.gov.uk/research/planning/124973.aspx	
Rivers of good ecological water quality	0% (2002) 5% (2003) 52.62% (2004) 38.25% (2005) 91% (2006) Rivers ecological status in the Borough: Good (2011)(River Deyer)	No data available	In the South East River Basin District 19 per cent of surface water is of 'good' or 'better' or 'high' or 'very high' quality in 2009. This is a slight increase on 72 per cent in 2008, although there has been little change in recent years.	73 per cent of the English rivers are of 'good' or 'better' or 'high' or 'very high' quality in 2009. This is a slight increase on 72 per cent in 2008, although there has been little change in recent years.	Maintained	Good Ecological Status by 2015 Water Framework Directive Objective		The data covers river catchments and wider basins and so may not be 100% accurate for the stretch of waterway in the Borough.	http://www.environment-agency.gov.uk/research/planning/124973.aspx	
Per capita consumption (PCC) of water	184 L per day (2004) South East Water, Thames Water, South East Water and East Surrey Water. The average water consumption per capita for the four companies in 2009/07 is 151 L per day.	160 L per day (2002/03) Updated stats unavailable for 2011 Scoping Report	150 - 165 litres per day (2001/02) Updated stats unavailable for 2011 Scoping Report	154.14 L per day Updated stats UK average for 2009/07 is 143.5	PCC has reduced since 2004.	To stabilise PCC of water at current levels		PCC has reduced but continues to be higher than the average for the UK.	Statistics taken from Council's Climate Change Topic Paper (published May 2010), which provides data on all the water companies in Severnoks District	
Objective 12 - To encourage high and stable levels of employment and wealth amongst the community										
Mode-based unemployment rate	3.0% (Jan 04-Dec 04) 3.2% (Jan 05-Dec 05) 3.2% (Jan 06-Dec 06) 5.2% (2009-10)	No comparable data	3.7% (Jan 04-Dec 04) 3.7% (Jan 05-Dec 05) 4.5% (Jan 06-Dec 06) 5.0% (2009-10)	4.7% (Jan 04-Dec 04) 4.9% (Jan 05-Dec 05) 5.9% (Jan 06-Dec 06) GB 7.7% (2009-10)	Increasing	The mode-based unemployment rate has increased over the past 5 years.		Lower than regional or national averages but increasing.	http://www.nomisweb.co.uk	
Job Seekers Allowance claimants (as a proportion of resident working-age people)	1.1% (2004) 1.1% (2005) 1.1% (2006) 0.9 (2007) 0.9% (2008) 2.0% (2009) 1.9% (2010)	1.8% (May 2005) 1.7% (2006) 1.7% (2008) 3.1% (2009) 3.0% (2010)	1.4 (May 2007) 1.4% (2008) 1.4% (2009) 2.8% (2010)	2.03% (2004) 1.93% (2005) 2.21% (2006) GB 2.2% (2007) 2.3% (2008) 3.8% (2009) 3.7% (2010)	No target identified	No target identified	The claimants rate reduced from 06-08, but has risen since then.	The number of Job Seekers Allowance claimants is lower than the South East, Kent and GB average.	District Profile for Severnoks - Kent County Council Research and Intelligence unit	
Proportion of people of working age in employment	77.1% (2004) 77.5% (2005) 77.5% (2006) 78.1% (2009)	74.1% (2003 / 04) 73.2% (2006)	78.2% (2003 / 04) 75% (2006)	78.4% (2004) 78.2% (2005) 76% (2006) GB 70.7% (2009)	Increase in recent years	No target identified	For 2009, the proportion of working age people in employment in Severnoks is above national, regional and Kent averages.	District Profile for Severnoks - Kent County Council Research and Intelligence unit	http://www.nomisweb.co.uk	
Proportion of people claiming unemployment benefits who have been out of work for more than a year	9.9% (2004) 11.6% (2005) 11.7% (2006) April 2011 1.8% (19-24 year olds) 1.8% (25-49 year olds) 1.2% (50-64 year olds)	8.7% (May 2005)	12.6% (May 2005) April 2011 11.7% (2006) 11.7% (2006) 1.8% (19-24 year olds) 1.8% (25-49 year olds) 1.5% (50-64 year olds)	12.2% (2004) 11.15% (2005) April 2011 11.7% (2006) 1.8% (19-24 year olds) 1.8% (25-49 year olds) 2.0% (50-64 year olds)	Decrease since 2006.	No target identified	Severnoks performs better than the South East and GB average.	Severnoks performs better than the South East and GB average.	http://www.nomisweb.co.uk	
Percentage of top 5% earners from ethnic minorities	9.1% (2003 / 04) 15% (2007/08)	1.4% (2003 / 04) 2.52% (2007/08)	2.2% (2003 / 04) Not available (2007/08)	England 3.4% (2007/08)	The level has increased between 03/04 and 07/08.	No target identified	Severnoks has a much higher proportion of ethnic minorities in the top 5% of earners than both Kent and the England average.	http://www.bwd.gov.uk/pages/sectors.asp		

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Average earnings work place based £s per week)	443.6 (2004) 402.5 (2005) 454.6 (2006) 486.6 (2007) 523.4 (2010)	488.7 (2010)	447.2 (2004) 450.4 (2005) 469.0 (2006) 480.7 (2007) 533.7 (2010)	430.3 (2004) 431.7 (2005) 444.8 (2006) 458.6 (2007) GB 432.1 (2004) 432.8 (2005) 445.9 (2006) 459.0 (2007) GB 501.8 (2010)	No target identified	Increase	Similar to Regional workplace based earnings. Higher than both Kent and GB average.	1	District Profile for Swenooks - Kent County Council Research and Intelligence unit
Average earnings (residence based £s per week)	506.0 (2004) 509.8 (2005) 537.6 (2007) 513.3 (2010)	530.4 (2010)	461.8 (2004) 483.5 (2005) 499.6 (2006) 547.8 (2010)	432.8 (2005) 445.9 (2006) 459.0 (2007) GB 501.8 (2010)	No target identified	Increase	Higher than South East, Kent and GB averages.	1	District Profile for Swenooks - Kent County Council Research and Intelligence unit.
GVA per capita	12,283 (2005) 15,162 (2006) 15,931 (2007) 14,284 (2008) 14,184 (2009) 14,846 (2008)		11,599 (2005) 14,178 (2006) 15,888 (2007) 17,113 (2008) 18,075 (2009) 18,965 (2004) 19,509 (2005) 20,427 (2006) 21,327 (2007) 21,881 (2008) 20,823 (2009)	13,616 (2009) 14,981 (2005) 14,768 (2007) 17,113 (2008) 18,075 (2009) 18,965 (2004) 19,509 (2005) 20,427 (2006) 21,327 (2007) 21,881 (2008) 20,823 (2009)	To narrow the gap in GVA per capita between the best and worst performing parts of the region - South East HF		GVA for Swenooks is lower than the Kent, South East and UK.	3	Kent Economic Indicators Update 2010 & http://www.statistics.gov.uk/pdfs/gva1210.pdf
Percentage of jobs that are in the tourism sector	10.9 (2004) 9.1 (2005) 9.0% (2005)	No comparable data	6.2 (2004) 8 (2005) 8.2% (2005)	6.2 (2004) 8.1 (2005) 8.2% (2005)	No target identified	No significant trend identified	Swenooks has a greater percentage of people working in the tourism sector than the regional average	1	http://www.nomisweb.co.uk
Number of visitors staying overnight and overnight spend	Data not readily available - likely data gap	11.1m domestic tourists spending ave. £108 5.6m overseas tourists spending ave. £293 (2002-2003) There were 4.3 million domestic overnight trips to Kent and Medway in 2009 and they spent a total of £567 million. This equated to an average spend of £46.77 per night. 810,000 overnight trips by overseas visitors were recorded in Kent in 2009. The total spend of £263.3 million (9% more than 2006).	31.5m domestic tourists spending ave. £181 5.6m overseas tourists spending ave. £322 (2002-2003) No updated stats available	41.5m domestic tourists spending ave. £154 175.3m overseas tourists spending ave. £302 (2002-2003) No updated stats available	No target identified		Figures show a decrease in the number of overnight trips between 2002/3 and 2009.	3	http://www.kent.gov.uk/news_and_events/news_archive/tourism_is_booming_in_kent.aspx
Objective 1.3 - To improve the development and retention of skills									
% of 15 year old pupils in local authority schools achieving five or more GCSEs at Grade A or C or equivalent	55.6% (2003/04) 55.9% (2005/05) 55.8% (2006/06) 52% (2008/10)	46% (2001) (Kent and Medway LSC) Not Available (2008/10)	44.5% (2001) 45.2% (2006/10)	50.2% (2003/04) 51.2% (2005/05) 51.5% (2006/06) 75.8% (2008/10)	Increase the percentage of pupils obtaining five or more GCSEs at grades A*-G (or equivalent) including English and Maths (Target 55.6%)	Levels have significantly increased between 05/05 and 08/10	Performance is significantly better in Swenooks than national and regional average.	1	District Profile for Swenooks - Kent County Council Research and Intelligence unit
Percentage of population with no qualifications	7.6% (2004) 15.6% (2005) 14.9% (2006) 16.0% (2007) 14.0% (2008) 11.1% (2009)	Not available	10.9% (2004) 10.5% (2005) 9.9% (2006) 9.9% (2007) 9.7% (2008) 9.2% (2009)	15.1% (2004) 14.4% (2005) 13.9% (2006) 13.9% (2007) 13.5% (2008) 12.3% (2009)	No target identified	The number of people with no qualifications has increased from 2004-2009, but started to decrease between 2007 and 2009.	The n.o. of people with no qualifications in Swenooks in 2009 is higher than the South East average, but lower than the UK average.	1	District Profile for Swenooks - Kent County Council Research and Intelligence unit
Qualifications of working age population	No qualifications = 11.1% NVO Level 1 = 62.2% NVO Level 2 = 45.1% NVO Level 3 = 45.1% NVO Level 4 = 25.4% (2006)	No comparable data	No qualifications = 9.2% NVO Level 1 = 65% NVO Level 2 = 52.5% NVO Level 3 = 52.5% NVO Level 4 = 32.6% (2009)	No qualifications = 12.3% NVO Level 1 = 78.9% NVO Level 2 = 65.4% NVO Level 3 = 48.3% NVO Level 4 = 29.9% (2009)	No target identified	Qualification levels have improved between 2006 and 2009	Educational achievement in Swenooks has increased over the last few years and is generally higher than regional and national levels.	1	http://www.nomisweb.co.uk/



Allocations and Development Management Plan

Sustainability Appraisal
Technical Appendix

January 2013

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Allocations and Development Management Plan

Sustainability Appraisal Technical Appendix

January 2013

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1 Introduction

This Technical Appendix

This Technical Appendix (TA) sets out the detailed findings of the Sustainability Appraisal (SA) of the site allocations, environmental designations and general policies as set out in the Sevenoaks District Council Allocations and Development Management Plan (ADMP) Draft for Submission (February 2013). This appendix should be read in conjunction with the SA report on the Sevenoaks ADMP Draft for Submission.

The sites, designations and generic policies have been appraised against each of the 13 SA Objectives that form the SA Framework for the District. These are shown in Table 1. The scoring criteria that have been developed are shown in Table 2.

Table 1: SA Objectives for Sevenoaks

Sustainability Objectives of the LDF derived from the Scoping Stage	
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment
3	To improve the health and well-being of the population and reduce inequalities in health
4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve
7	To conserve and enhance biodiversity and geodiversity
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure
10	To create a high quality built environment
11	To promote sustainable forms of development and sustainable use of natural resources
12	To encourage high and stable levels of employment and sustain economic competitiveness
13	To improve the development and retention of skills

Table 2: Scoring Criteria

Symbol	Likely effect on the SA Objective
++	The option is likely to have a very positive impact
+	The option is likely to have a positive impact
o	No significant effect/Neutral effect/Mixed positive and neutral balancing each out.
-	The option is likely to have a negative impact
--	The option is likely to have a very negative impact

2 Site Allocations

Policy H1 Housing Allocations

The following sites have been identified as sites that should be allocated for housing development under Policy H1. An appraisal of alternative uses is presented for sites highlighted in bold.

Sevenoaks Urban Area

Car Park, Hitchen Hatch Lane – 17 Units

Cramptons Road Water Works, Cramptons Road – 50 Units

Sevenoaks Gasholder Station, Cramptons Road - 35 Units

School House, Oak Lane & Hoggarden Lane – 19 Units

Johnsons, Oak Lane & Hoggarden Lane – 18 Units

Greatness Mills, Mill Lane – 20 Units

Swanley

Bevan Place – 46 Units

Bus Garage/Kingdom Hall, London Road – 30 Units

Land West of Cherry Avenue (mixed housing and open space) – 50 Units

Other Settlements

57 Top Dartford Road, Hextable – 14 Units

Foxs Garage, London Road, Badgers Mount – 15 Units

Land adjacent to London Road, Westerham – 30 Units

Currant Hill Allotment Gardens and Churchill School – 20 Units

Land at Croft Road Westerham – 15 Units

Warren Court, Halstead – 15 Units

Each site has been appraised against the 13 sustainability objectives, including the detailed design guidance.

Policy H1(a) Car Park, Hitchin Hatch Lane – 17 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently hardstanding and as such the redevelopment would not have an adverse impact upon surface water run off or potential for increased flood risk.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Thames Water has raised concerns regarding the capacity of the existing sewerage network in the area and the impact of proposed development. As a result a sewer flood alleviation scheme would be required, potentially involving a sewer diversion and provision of additional storage capacity.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is exceptionally well located with excellent access to shops, services, employment, public transport and recreational opportunities. Whilst the proposed allocation will result in the loss of car parking provision, which could be considered a service or facility this will be fully	The redevelopment of the site will be subject to equivalent convenient replacement car parking being provided to serve station commuters. Initially this has been identified as to be provided at the nearby Bradbourne Car park and would involve decking a portion of the existing

		replaced.	car park.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in highly sustainable location is recognised as a being crucial in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Measures could be introduced with regard to the residential development restricted to minimum levels or no car parking for the site in order to promote the use of public transport and local services. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	o	The site is currently a car park with hardstanding and as such there is no ecological or geodiversity potential at the site. The development for housing development is unlikely to significantly increase future potential because of the urban characteristics of the site on the edge of the town settlement.	The new development should seek appropriate opportunities to increase the biodiversity potential for the site.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	The site is located on the edge of the existing main District settlement and as such there is no existing or future scope for increasing access to the countryside. The historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	The site is located adjacent to the Sevenoaks Railway Station and local bus stops. There are also excellent links to local employment opportunities, shops, services and community and recreational facilities. The proposed allocation will result in the loss of car parking provision, which predominantly	The redevelopment of the site will be subject to equivalent convenient replacement car parking being provided to serve station commuters. Initially this has been identified as to be provided at the nearby Bradbourne Car park and would involve decking a portion of the existing car park.

			<p>serves the Sevenoaks Railway station. This will be replaced as part of any development proposal and as such would not result in the need for commuters to travel further to access the public transport network.</p> <p>The site is currently a car park of low environmental quality. The redevelopment would likely result in an improvement in quality of the built environment.</p> <p>The site is located adjacent to the Sevenoaks Railway Station and local bus stops. There are also excellent links to local employment opportunities, shops, services and community and recreational facilities all within walking distance reducing the need for vehicular travel.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.</p> <p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	+			
11. To promote sustainable forms of development and sustainable use of natural resources	++			
12. To encourage high and stable levels of employment and sustain economic competitiveness	0		<p>Redevelopment of the site would include replacement car parking and as such there would not be an adverse impact that would make the area less attractive for employers in the town</p>	<p>No mitigation measures identified at this stage.</p>
13. To improve the development and retention of skills	0		<p>The redevelopment would not impact upon the development or retention of skills in any way.</p>	<p>No mitigation measures identified at this stage.</p>

Summary & Cumulative Impacts

The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.

The site is also previously developed and would increase the quality of the built environment surrounding the Sevenoaks Station area.

Mitigation Measures

Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.

Measures could be introduced with regard to the residential development restricted to minimum levels or no car parking for the site in order to promote the use of public transport and local services.

The redevelopment of the site will be subject to equivalent convenient replacement car parking being provided to serve station commuters.

Design matters to be considered in detail through the Development Control process.

H1 (b) Cramptons Road Water Works, Cramptons Road – 50 Units

SA Objective	Score	Predicted effect	Mitigation
<p>1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>++</p>	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
<p>2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment</p>	<p>0</p>	<p>The site is currently a water treatment plant and as such is considered to be previously developed.</p> <p>There would not be an adverse impact in relation to flooding through the development of this site.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>
<p>3. To improve the health and well-being of the population and reduce inequalities in health</p>	<p>0</p>	<p>Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p> <p>The proposal seeks to develop an area previously occupied by a water company and residential development would not be considered anymore obtrusive than the original use and would not result in any impacts that could be considered to reduce health or well being.</p>	<p>No mitigation measures identified at this stage.</p>
<p>4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest</p>	<p>0</p>	<p>Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.</p> <p>The proposal seeks to develop an area previously occupied by a water company and residential development would not be</p>	<p>No mitigation measures identified at this stage.</p>

		<p>considered anymore obtrusive than the original use and would not result in impacts that could be considered to result in social exclusion.</p> <p>The site is located in a sustainable location on the outskirts of Sevenoaks. There is easy access to shops and services approximately 400m south of the site on St Johns Hill. There are also good public transport links in the vicinity and employment opportunities at the nearby Vestry Estate.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+		
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p>
7. To conserve and enhance biodiversity and geodiversity	o	<p>The site is currently a water treatment facility and as such has limited ecological potential at present. There are larger areas of green open space used for informal play but on balance it is felt that redevelopment with close attention paid to including Green Infrastructure requirements would mitigate any negative impacts of development.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Retention of boundary planting and provision of open space will be required to serve the development.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	<p>The site is located on the edge of the existing main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to	+	<p>The site is located close to the Bat and Ball</p>	<p>No mitigation measures identified at this stage.</p>

<p>the car, and make the best use of existing transport infrastructure</p>		<p>Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities in the Otford and St Johns Hill area.</p>
<p>10. To create a high quality built environment</p>	<p style="text-align: center;">+</p>	<p>The site is currently a water treatment plant on reasonable environmental quality. The current layout provides a large portion of open space which makes it a pleasant environment. Notwithstanding this the former treatment works building is unattractive. On balance it is felt that the redevelopment would likely result in an improvement in quality of the built environment.</p>
<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p style="text-align: center;">++</p>	<p>The site is located adjacent to the Bat and Ball Railway Station and local bus stops. There are also good links to local employment opportunities at the Vestry estate and shops, services and community and recreational facilities all within walking distance, thereby reducing the need for vehicular travel.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p style="text-align: center;">0</p>	<p>The site is previously developed and would constitute a prudent use of a natural resource.</p>
<p>13. To improve the development and retention of skills</p>	<p style="text-align: center;">0</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>

<p>environment.</p> <p>The cumulative impact of the proximity to the gasholder station site (H1(c)) would not have a materially greater impact on the sustainability objectives.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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H1 (c) Sevenoaks Gasholder Station, Cramptons Road -35 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently a redundant gasholder station and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst the development of housing would be a more desirable neighbour than a gas storage station the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location on the outskirts of Sevenoaks. There is easy access to shops and services approximately 500m south of the site on St Johns Hill. There are also good public transport links in the vicinity and employment opportunities at the nearby Vestry Estate.	An existing footpath bisects site. In order to maintain the existing level of accessibility pedestrian access should be retained. Site should link in to proposed cycle route on Cramptons Road.

<p>6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>0</p>	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p> <p>The site is currently a gas holder station and as such is limited ecological potential at present. Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a very positive assessment.</p> <p>The site is located on the edge of the existing main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development.</p> <p>The site is located close to the Bat and Ball Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities in the Otford and St Johns Hill area.</p> <p>The site is currently a gasholder station of reasonably poor environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.</p> <p>The site is located in close proximity to the Bat and Ball Railway Station and local bus stops. There are also good links to local employment opportunities at the Vestry estate and shops, services and community and recreational facilities all within walking distance, thereby reducing the need for vehicular travel.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>0</p>	<p>The site is currently a gas holder station and as such is limited ecological potential at present. Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a very positive assessment.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>0</p>	<p>The site is located on the edge of the existing main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>+</p>	<p>The site is located close to the Bat and Ball Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities in the Otford and St Johns Hill area.</p>	<p>Existing footpath bisects site – pedestrian access to be retained. Site should link in to proposed cycle route on Cramptons Road</p>
<p>10. To create a high quality built environment</p>	<p>++</p>	<p>The site is currently a gasholder station of reasonably poor environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.</p>
<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p>++</p>	<p>The site is located in close proximity to the Bat and Ball Railway Station and local bus stops. There are also good links to local employment opportunities at the Vestry estate and shops, services and community and recreational facilities all within walking distance, thereby reducing the need for vehicular travel.</p>	<p>No mitigation measures identified at this stage.</p>

		<p>The site is previously developed and would constitute a prudent use of a natural resource.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>0</p>	<p>The gasholder station is currently redundant. No mitigation measures identified at this stage. The development would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.</p>
<p>13. To improve the development and retention of skills</p>	<p>0</p>	<p>The redevelopment would not impact upon the development or retention of skills in any way.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment.</p> <p>The cumulative impact of the proximity to the waterworks site (H11(b)) would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Existing footpath bisects site – pedestrian access to be retained. Site should link in to proposed cycle route on Cramptons Road.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1 (d) School House (Sevenoaks School) at Oak Lane and Hopgarden Lane, Sevenoaks – 19 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	<p>The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>No further mitigation measures are available in respect of this issue.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p> <p>Whilst part of the site is playing fields, these are private and not open for public access. The school can also demonstrate an adequate supply of existing sports pitches to meet its pupils requirements.</p>	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas. Whilst part of the site is playing fields, these are private and not open for public access and as such play little in the role of providing opportunities to combat poverty or social exclusion.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a reasonably sustainable location on the outskirts of Sevenoaks. There is</p>	No mitigation measures identified at this stage.

	access to shops and services within Sevenoaks Town centre approximately 600m north east of the site. Whilst the town is well served the immediate area surrounding the site has limited public transport links.		
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. Whilst this allocation promotes housing in a relatively sustainable location there are limited public transport links which may result in the need to travel by car and resulting in vehicle pollutants. Both of these issues are sufficient to warrant a negative reading.</p> <p>The site partially consists of open playing fields at present. Whilst these types of open space are usually of the lowest ecological potential there would still be a negative impact in respect of the potential for biodiversity as a result of the net loss of open space.</p>	-	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	<p>The site partially consists of open playing fields at present. Whilst these types of open space are usually of the lowest ecological potential there would still be a negative impact in respect of the potential for biodiversity as a result of the net loss of open space.</p>	-	<p>Green Infrastructure requirements will be built into the site allocations including where possible links to existing GI features to encourage biodiversity potential with garden areas.</p> <p>Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	<p>The site is located within the urban area of the main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The main historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development. Whilst there are a number of the listed properties and a conservation area to the north of the site development would not be considered to have an adverse impact upon the historic character of these areas or building.</p>	0	<p>Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	<p>The site is located relatively close to the town centre where there are employment opportunities, shops, services and community and recreational facilities. However there is limited public transport links in the immediate</p>	0	<p>No mitigation measures identified at this stage.</p>

		vicinity and as such the positive and negative elements are sufficient to cancel each other out.
10. To create a high quality built environment	o	Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.
11. To promote sustainable forms of development and sustainable use of natural resources	-	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.
12. To encourage high and stable levels of employment and sustain economic competitiveness	o	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainably constructed housing.</p> <p>There are negative impacts in that the site is currently open and undeveloped and as such a residential development would result in the loss of informal private playing fields and the development of a partially greenfield site.</p> <p>The cumulative impact of the development along with that of the Johnsons site (H1(e)) would not have a materially greater impact on the sustainability objectives.</p>		<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process. Tree Preservation Orders apply around the boundary and across the centre of the site should be respected and maintained.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1 (e) Johnsons (Sevenoaks School) at Oak Lane and Hopgarden Lane, Sevenoaks – 18 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. No further mitigation measures are available in respect of this issue.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health. Whilst part of the site is playing fields, these are private and not open for public access. The school can also demonstrate an adequate supply of existing sports pitches to meet its pupils requirements.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas. Whilst part of the site is playing fields, these are private and not open for public access and as such play little in the role of providing opportunities to combat poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a reasonably sustainable location on the outskirts of Sevenoaks. There is access to shops and services within Sevenoaks Town centre approximately 750m north east of	No mitigation measures identified at this stage.

		<p>the site. Whilst the town is well served the immediate area surrounding the site has limited public transport links.</p>
<p>6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>-</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>-</p>	<p>Green Infrastructure requirements will be built into the site allocations including where possible links to existing GI features to encourage biodiversity potential with garden areas.</p> <p>Tree Preservation Orders apply around the boundary and across the centre of the site and development should not result in the loss or harm to any of these trees.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>0</p>	<p>Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.</p> <p>The main historic element of Sevenoaks Town is sufficient distance away so as not to be impacted upon by this development. Whilst there is a conservation area to the north of the site development would not be considered to have an adverse impact upon the historic character of this area.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>0</p>	<p>No mitigation measures identified at this stage.</p> <p>The site is located relatively close to the town centre where there are employment opportunities, shops, services and community and recreational facilities. However there is limited public transport links in the immediate vicinity and as such the positive and negative elements are sufficient to cancel each other out.</p>

<p>10. To create a high quality built environment</p>	<p>o</p>	<p>The site is currently of high aesthetical quality and whilst development could be designed to compliment the quality it is unlikely that it would be demonstrably improved or harmed.</p>	<p>Impact upon surrounding development and the character of the conservation area to be given careful consideration through the planning application process.</p>
<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p>-</p>	<p>Whilst the site is reasonable well located the site does not benefit from good public transport links and would partially result in the development of a Greenfield undeveloped site.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>o</p>	<p>The development of the site would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>o</p>	<p>The redevelopment would not impact upon the development or retention of skills in any way.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainably constructed housing.</p> <p>There are negative impacts in that the site is currently open and undeveloped and as such a residential development would result in the loss of informal private playing fields and the development of a partially greenfield site.</p> <p>The cumulative impact of the development along with that of the Sevenoaks School site (H1(d)) would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process. Tree Preservation Orders apply around the boundary and across the centre of the site should be respected and maintained.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(f) Greatness Mills, Mill Lane, Sevenoaks – 20 units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of a very large element of onsite affordable housing. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently a mixture of employment and residential uses and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst the development of housing would be a more desirable neighbour than the employment elements of the site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Whilst the development of housing would be a more desirable neighbour than the employment elements of the site the redevelopment would not have a demonstrable impact upon improving social inclusion or reducing poverty.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within the urban area of Sevenoaks. There is good access to local shops and services. There are also good public transport links in the vicinity.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of

		<p>However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p> <p>The site is currently used for light industrial uses and as such has limited ecological potential at present.</p> <p>Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a very positive assessment.</p> <p>The site is located within the urban area of the Districts main settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The site is some distance outside of the historic core of Sevenoaks.</p> <p>The site contains Greatness Mill, which was formerly a listed building prior to being de-listed by English Heritage. However the building still has an important positive contribution within the local character of the area.</p> <p>The site is located outside of the main town of Sevenoaks but within the urban area. There are reasonable links to the Bat and Ball railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities that reduce the need to travel.</p> <p>The site is currently used for light industrial uses, which whilst maintained well is not of any significant environmental quality.</p> <p>Redevelopment would result in a significant improvement in quality of the built environment.</p>	<p>greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	0		Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		Design to ensure that the character and setting of the Mill House is preserved or enhanced.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		No mitigation measures identified at this stage.
10. To create a high quality built environment	++		Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.

<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p style="text-align: center;">+</p>	<p>The site is located in reasonable proximity to Bat and Ball Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	<p>No mitigation measures identified at this stage.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p style="text-align: center;">--</p>	<p>The site is in current employment use and the development would result in the loss of employment land.</p>	<p>The development would result in the loss of currently unprotected employment uses. It is not felt that these can be mitigated through the redevelopment proposals.</p>
<p>13. To improve the development and retention of skills</p>	<p style="text-align: center;">-</p>	<p>The redevelopment would result in the loss of employment land, however this is primarily used for storage and distribution and therefore would not significantly impact upon the development or retention of skills.</p>	<p>The development would result in the loss of currently unprotected employment uses that may encourage skill development or retention. It is not felt that these can be mitigated through the redevelopment proposals.</p>

<p style="text-align: center;">Summary & Cumulative Impacts</p>		<p style="text-align: center;">Mitigation Measures</p>	
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The site is also previously developed and would increase the quality of the built environment.</p> <p>There are negative aspects in that the site development will result in a loss of employment provision and opportunities to develop or retain skills in Swanley.</p>		<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Design to ensure that the character and setting of the Mill House is preserved or enhanced.</p>	

	Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
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H1(g) Bevan Place, Swanley – 46 units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently a mixture of a under used car park and a working mans club and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst the development of housing would be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not result in any significant benefits with regards to addressing issues of poverty and social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The site is located in a very sustainable location within Swanley. There is easy access to shops and services that surround the site. There are also good public transport links in the vicinity and employment opportunities in the town.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.

		balanced out by the positives resulting in a neutral assessment.
7. To conserve and enhance biodiversity and geodiversity	0	The site is currently used for car parking and as a social club and as such has no current ecological potential. Limited opportunities to create biodiversity potential due to the constraints of being located within a town centre.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	The site is located within one of the Districts main settlement and as such there is no existing or future scope for increasing access to the countryside. There is not considered to be a historic core element within Swanley.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	The site is located close to Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities that heavily reduces the need to travel.
10. To create a high quality built environment	++	The site is currently used for car parking and as a social club, which are not of any significant environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.
11. To promote sustainable forms of development and sustainable use of natural resources	++	The site is located in close proximity to Swanley Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel. The site is previously developed and would constitute a prudent use of a natural resource.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The site is not currently in employment use and the development would include provision of a replacement social club that would not result in the loss of employment land.
13. To improve the development and retention of skills	0	The redevelopment would result in the loss of employment land or upon the development or retention of skills.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are no identified negative impacts upon the Council's sustainability objectives.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Small scale Green Infrastructure requirements to be built into the site allocation and to be integral in the design process as appropriate.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(h) Bus Garage/Kingdom Hall, London Road – 30 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently occupied by a disused bus garage and a Jehovah Witness meeting place and as such is previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst the development of housing would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would propose to include replacement facilities for the Jehovah Witnesses and as such not result in a loss of facilities that would result in an increase in poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location on the edge of Swanley. There is good access to shops and services within the town centre. There are also good public transport links in the vicinity and employment opportunities in the town.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of

		reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	0	The site is currently fully developed and as such has no current ecological potential. There are limited opportunities to create biodiversity potential due to the constraints of being located on the edge of the town centre.	Small scale Green Infrastructure requirements to be built into the site allocation and to be integral in the design process as appropriate.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	The site is located on the edge of one of the Districts main settlement but only 200m from the settlement boundary providing new dwellings with access to countryside access opportunities. There is not considered to be a historic core element within Swanley.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	The site is located relatively close to Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities within the town centre that reduces the need to travel.	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	++	The site is currently not of any significant environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	+	The site is located in relatively close proximity to Swanley Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel. The site is previously developed and would constitute a prudent use of a natural resource.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Whilst the bus garage part of the site is currently in employment use it has been vacant for many	No mitigation measures identified at this stage.

		years therefore it is not considered to have a negative impact upon the loss of employment land.
13. To improve the development and retention of skills	0	The redevelopment would result in the loss of employment land or upon the development or retention of skills. No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are no identified negative impacts upon the Council's sustainability objectives.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Small scale Green Infrastructure requirements to be built into the site allocation and to be integral in the design process as appropriate.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(i) Land West of Cherry Avenue (mixed housing and open space) - 50 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Development of housing at the site would have a positive impact upon improving health and well being of the District's population as a result of the public open space element that is included within the proposal. The provision of public open space allows for outdoor recreational purposes to the benefit of health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Whilst there would be a small portion of new public open space, which is positive in general it is not considered that this would be of sufficient size and nature to have a demonstrably positive impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location on the edge of Swanley. There is good access to shops and services within the town centre. There are also good public transport links in the vicinity and employment opportunities in the town. The provision of an element of open space	Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.

<p>6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>-</p>	<p>also provides opportunities for recreation.</p> <p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. In addition to this the area along the western boundary of the site is adjacent to the A20 and a small portion is within an Air Quality Management Area. Development of new housing within this site would result in the delivery of housing close to or adjacent to this AQMA.</p> <p>Whilst the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants, on balance it is felt that this site would have a slight negative impact in relation to this objective.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>-</p>	<p>The site consists of former school playing fields that have been unused for approximately a decade. Whilst these types of open space are usually of the lowest ecological potential the fact that the site has been unused and unmaintained for such a long period of time means that the potential for biodiversity has increased significantly.</p> <p>As a result there would be a negative impact in respect of the potential for biodiversity as a result of the net loss of open space.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>+</p>	<p>The site is located on the edge of the existing main District settlement, however there are a number of public footpaths including a direct underpass under the A20 road, which provides immediate linkages to the open countryside and in particular the St Paul's Cray Hill Country Park.</p> <p>Development of the site would give new residents good access to this area of open countryside and potentially improve linkages for the existing surrounding properties.</p>	<p>No mitigation measures identified at this stage.</p>

		There is not considered to be a historic core element within Swanley.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	<p>The site is located close to the Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities in the Town Centre.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>
10. To create a high quality built environment	+	<p>The site is currently overgrown and non accessible open space, which is of reasonably poor quality for surrounding residents. Redevelopment would result in a significant improvement in quality of the built environment with potential for improved access to open countryside and an element of new accessible recreation space. On balance it is considered that whilst open space is being lost the redevelopment would enhance the quality of the built environment.</p> <p>Ensure design is of a high quality and development is of a suitable nature for the location. Open space and footpath links to be incorporated into the detailed design.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located in close proximity to Swanley Station and local bus stops. There are also good links to local employment opportunities shops, services and community and recreational facilities all within walking distance, thereby reducing the need for vehicular travel.</p> <p>Incorporation of public open space that it integrated into the wider scheme required through design stage.</p> <p>The site is not previously developed and therefore would constitute a prudent use of a natural resource. However the fact that it is poor quality and environmental and significant benefits would arise as a result of a redevelopment results in a positive assessment for this site.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	<p>The development of the site would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.</p> <p>No mitigation measures identified at this stage.</p>
13. To improve the development and retention of skills	0	<p>The redevelopment would not impact upon the development or retention of skills in any way.</p> <p>No mitigation measures identified at this stage.</p>

Summary & Cumulative Impacts **Mitigation Measures**

<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the loss of open space and the knock on negative impact upon air quality through greenhouse gas emissions and an increased risk of flooding.</p> <p>The cumulative impact of the site along with other developments in Swanley would not have a materially greater impact on the sustainability objectives.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements will be built into the site allocations including where possible links to existing GI features to encourage biodiversity potential with garden areas.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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H1(j) - 57 Top Dartford Road, Hextable – 14 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	The proposal is for intensified residential development with no material change in use of the land. Development would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	The proposal is for intensified residential development with no material change in use of the land. Development would not have a demonstrable impact upon combating poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	<p>The site is located in a reasonably sustainable location within Hextable, which is on the outskirts of the main settlement of Swanley.</p> <p>There is access to a small range of shops and services in the village centre approximately 850m south west of the site.</p> <p>There are reasonable bus links to Swanley Town Centre, however it is felt there in general there would still be a reliance on the use of a private vehicle.</p>	No mitigation measures identified at this stage.

		<p>Based on the above the positives and negatives are marginal and as such a neutral impact is most appropriate.</p> <p>The redevelopment for intensified housing would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>Whilst the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants, it is considered that occupier of this site would still be fairly reliant on the use of private vehicle to access their main range of employment or social services.</p> <p>Based on these factors on balance the redevelopment would be considered to have a slight negative impact.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	-		
<p>7. To conserve and enhance biodiversity and geodiversity</p>	0	<p>The use of the site will remain unchanged. A redevelopment that includes Green Infrastructure requirements would be of benefit, however it is not considered that this would be sufficient to warrant a positive assessment.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	+	<p>The site is located adjacent to the settlement boundary and as such the occupiers of future dwellings will have excellent opportunities to access the countryside.</p> <p>There is not considered to be a historic core element within Hextable.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	-	<p>The site is located in Hextable which has good links to Swanley where there are local employment opportunities, shops, services and community and recreational facilities.</p> <p>However these are small scale and it is considered that the provision of these services would not significantly reduce the need to own or use a private vehicle.</p>	<p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	0	<p>The site is currently residential. Redevelopment would result in an intensified use but would not</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the</p>

		significant improvement in quality of the built environment.	location. Matter to be considered in detail through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	0	The site is located in a reasonably sustainable location in that there is good access to Swanley which has an excellent range of shops and services. However to access more advanced services and facilities would require the use of a car. The site is previously developed and would constitute a prudent use of natural resources. On balance the site is considered to have a neutral reading in respect of this objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The development of the site would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	The redevelopment would not impact upon the development or retention of skills in any way.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the limited services and facilities, the subsequent requirement for occupants of the new development to have to travel and the knock on negative impact upon air quality through greenhouse gas emissions.</p>		<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>	

H1(k) Foxs Garage, London Road, Badgers Mount – 15 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently a mixture of retail and sui generis within the complex of a former car showroom and workshop and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst the development of housing may be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Whilst the development of housing may be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon combating poverty or social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	The site is located in an unsustainable location within Badgers Mount, which is not well served by shops, services facilities or recreational activities. Whilst Knockholt station is in walking distance there would be a reliance on the use of a private vehicle for any future occupier of the site and as	No mitigation measures identified at this stage.

<p>6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>--</p>	<p>such this results in a negative reading. The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. The occupier of this site would still be fairly reliant on the use of private vehicle to access their main range of employment or social services. Based on these factors on balance the redevelopment would be considered to have a slight negative impact.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>0</p>	<p>The site is currently used for car washing and retail use and as such has limited ecological potential at present. A redevelopment that includes Green Infrastructure requirements would be of benefit, however it is not considered that this would be sufficient to warrant a positive assessment.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>+</p>	<p>The site is located within the defined settlement boundary, but adjacent to the boundary with the Green belt and as such the occupiers of future dwellings will have excellent opportunities to access the countryside. There is not considered to be a historic core element within Badgers Mount.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>-</p>	<p>The site is located in Badgers Mount, which has no local services or facilities and as such there is a need to own or use a private vehicle to access shops and services. There are train links to London within walking distance at Knockholt station.</p>	<p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	<p>++</p>	<p>The site is currently used for low quality business use which is extremely obtrusive and unattractive. Redevelopment would result in a significant improvement in quality of the built environment.</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.</p>
<p>11 To promote sustainable forms of development and sustainable use of natural resources</p>	<p>-</p>	<p>The site is located in an unsustainable location, however the site is previously developed and would constitute a prudent use of natural</p>	<p>No mitigation measures identified at this stage.</p>

		resources. On balance the unsustainable location of the site is considered to have most significance in respect of this objective.
12. To encourage high and stable levels of employment and sustain economic competitiveness	-	The site is in current employment use and the development would result in the loss of employment land, however the current offer is extremely poor and is a number of disaggregated uses on a predominantly redundant site. As such this is only considered to warrant a single negative in this instance.
13. To improve the development and retention of skills	0	The redevelopment would result in the loss of employment land but due to the current operations would not impact upon the development or retention of skills.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.</p> <p>The site is previously developed land and would increase the quality of the built environment.</p> <p>The negative impacts upon the Council's sustainability objectives relate to the limited services and facilities and the subsequent requirement for occupants of the new development to have to travel to access services and facilities.</p> <p>This in addition to the intensification of the site would have a very negative impact in relation to greenhouse gas emissions and air quality.</p> <p>The allocation would also result in a small scale loss of employment land.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution</p>

H1(l) - Land adjacent to London Road, Westerham – 30 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The land in question was a former school site, where the main buildings have long since been demolished, but where significant areas of hardstanding remain. As such it is considered to be previously developed land. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Westerham. There is easy access to shops and services approximately 500m south of the site in the village centre. There are also reasonable public transport links in the vicinity and employment opportunities at the Westerham Trading estate.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of

		reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.	the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	-	<p>The site is currently untouched and overgrown and as such has some ecological potential, especially with links to the adjacent allotment site.</p> <p>Whilst a redevelopment that includes Green Infrastructure requirements would be beneficial it is not considered that this would not be sufficient to override the fact that the current benefits of the site will be lost.</p>	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	<p>The site is located on the edge of the existing settlement and as such new occupiers will have excellent opportunities to access the open countryside.</p> <p>The historic elements of Westerham are a short distance away so as not to be impacted upon by this development but are fully accessible for future residents.</p>	There are Tree Preservation Orders on the site which should be respected.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However public transport is limited to a fairly infrequent bus service.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	<p>The site is currently redundant and of reasonably poor environmental quality. Redevelopment would result in a significant improvement in quality of the built environment.</p>	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	++	<p>There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment	0	<p>The development would not result in any loss of</p>	No mitigation measures identified at this stage.

and sustain economic competitiveness		employment and as such there is not considered to be a demonstrable impact in relation to this objective.
13. To improve the development and retention of skills	0	The redevelopment would not impact upon the development or retention of skills in any way. No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The only negative impacts upon the Council's sustainability objectives are in relation to the loss of a currently overgrown site that may have some biodiversity potential.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Tree Preservation Orders on the site which should be respected.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H1(m) - Currant Hill Allotments, Westerham – 20 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The land in question is currently allotments. There would be an adverse impact in relation to flooding through the loss of open green space that is permeable.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	The loss of allotments on their own would result in a negative impact upon health and well being as they play an important community and health roll. However the allocation is dependant on equal or greater provision of allotments being replaced to the northern boundary of the existing and as such there will not be a net loss. Based on this approach the development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	Requirement for replacement allotment provision of greater or equal value to those being lost.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Westerham. There is easy access to shops and services approximately 500m south of the site in the village centre. There are also reasonable public transport links in the vicinity and employment opportunities at the Westerham Trading estate.	No mitigation measures identified at this stage.

<p>6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>0</p>	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>-</p>	<p>The site is currently cultivated allotments and as such has some ecological potential. Whilst a redevelopment that includes Green Infrastructure requirements and replacement allotments would be beneficial it is not considered that this would not be sufficient to override the fact that the current ecological benefits of the site will be lost.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>++</p>	<p>The site is located on the edge of the existing settlement and as such new occupiers will have excellent opportunities to access the open countryside. The historic elements of Westerham are a short distance away so as not to be impacted upon by this development but are fully accessible for future residents.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>+</p>	<p>There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However public transport is limited to a fairly infrequent bus service.</p>	<p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	<p>-</p>	<p>The site is currently allotments of high environmental quality. Redevelopment would not result in a significant improvement in quality of the built environment but may have potential for a decrease in quality.</p>	<p>No mitigation measures identified at this stage.</p>
<p>11. To promote sustainable forms of development and</p>	<p>0</p>	<p>There is a good range of local employment</p>	<p>No mitigation measures identified at this stage.</p>

sustainable use of natural resources		<p>opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel.</p> <p>However the site is Greenfield and would not constitute a prudent use of a natural resource. In this instance both assessments cancel each other out to equal a neutral assessment.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	<p>The development would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.</p>
13. To improve the development and retention of skills	0	<p>The redevelopment would not impact upon the development or retention of skills in any way.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The negative impacts relate to the replacement of the allotments and the fact that this may have adverse impacts in relation to flood prevention, biodiversity potential and the degrading of the existing environment.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Requirement for replacement allotment provision of greater or equal value to those being lost.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

Other reasonable options

This site was considered for an allocation for residential development or retention as allotments. The allocation for residential development includes provision for replacement allotments and this has been considered in the appraisal.

CURRENT HILL ALLOTMENTS, WESTERHAM	
<p>Current Hill Allotments are part of a wider area of land in Westerham that was previously safeguard for long term development needs through the Sevenoaks District Local Plan. The Core Strategy reviewed the need to safeguard land for long term needs and instead allocated a reserve site in Edenbridge. The land was removed from the Green Belt many years ago.</p> <p>Representations were received during the initial consultations promoting a small level of housing on the lower southern section of the site, with equal or greater replacement allotment provision to be provided as an extension at the northern side of the site.</p> <p>Option A therefore tests the allocation of a portion of the site for housing with replacement allotments on the northern section of the site.</p> <p>Option B protects the existing allotments in the entirety as community open space.</p>	
Option A	Option B
Allocate a portion of the existing allotments for housing, with equal sized replacement allotments provided as an extension at the northern end of the site.	Retain and protect existing allotments in their current form.
Option A Appraisal	
<p>Option A results in a very positive impact when assessed against objective 1, which seeks to provide housing.</p> <p>However there are negative aspects against the following objectives; 2 (impact on flooding through loss of permeable land, 7 (potential loss of biodiversity on both the site of the housing and the area where the replacement allotments will be provided) and 10 (the loss of allotments could have a negative impact on the quality of the built environment).</p> <p>The potentially significant negative impacts are neutralised as a result of the replacement of the existing allotment provision with equal or greater new provision.</p>	
Option B Appraisal	
<p>In direct contrast to Option A protecting the site in its current form would have positive impacts upon objectives 2 (reducing flood risk by keeping land open and permeable), and 7 (preserving biodiversity across the two sites).</p> <p>The negative reading would be against objective 1 by prohibiting a small scale housing development.</p>	

Summary:

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	0	0	+	0	-	++	+	-	0	0	0
Option B	-	+	0	0	0	+	+	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the two options have positive scores against different Sevenoaks LDF Sustainability Objectives.

However the key issues to be considered are the impact of providing replacement allotment provision and its impact on accessibility to open space against the objective of providing new housing within the settlement of Westerham.

The option that secures housing and replacement allotments is likely to have significant benefits in relation to housing objectives, such as providing affordable units, and in relation to improving health and well being as replacement allotment provision will be included as part of the housing proposal.

H1(n) - Land at Croft Road, Westerham – 15 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health. Whilst part of the site is open space it is gated and does not currently provide any recreational or sporting facilities that would improve health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Westerham. There is easy access to shops and services approximately 550m east of the site in the village centre. There are also reasonable public transport links in the vicinity and employment opportunities at the Westerham Trading estate.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas	0	The development of new housing would have a	Consideration to be given as to the suitability of

<p>emissions) and ensure air quality continues to improve</p>		<p>negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	-	<p>The site is currently semi natural open green space and as such has some ecological potential.</p> <p>Whilst a redevelopment would include Green Infrastructure features to provide links to surrounding sites it is not considered that this would not be sufficient to override the fact that the current ecological benefits of the site will be lost.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>No mitigation measures identified at this stage.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	++	<p>The site is located on the edge of the existing settlement and as such new occupiers will have excellent opportunities to access the open countryside.</p> <p>The historic elements of Westerham are a short distance away so as not to be impacted upon by this development but are fully accessible for future residents.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	+	<p>There is a good range of local employment opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel. However public transport is limited to a fairly infrequent bus service.</p>	<p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	+	<p>The site is currently open space, but does not contribute a significant amount to the local distinctiveness of the area.</p> <p>Redevelopment would result in a significant improvement in quality of the built environment.</p>	<p>Careful attention to be paid to the impact upon the surrounding AONB.</p>
<p>11. To promote sustainable forms of development and</p>	0	<p>There is a good range of local employment</p>	<p>No mitigation measures identified at this stage.</p>

sustainable use of natural resources		<p>opportunities, shops, services and community and recreational facilities in Westerham Village reducing the need for people to travel.</p> <p>However the site is Greenfield and would not constitute a prudent use of a natural resource. In this instance both assessments cancel each other out to equal a neutral assessment.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	<p>The development would not result in any loss of employment and as such there is not considered to be a demonstrable impact in relation to this objective.</p>
13. To improve the development and retention of skills	0	<p>The redevelopment would not impact upon the development or retention of skills in any way.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The development would provide housing with good links to shops, services and employment opportunities.</p> <p>There is excellent access to the historic environment and surrounding countryside.</p> <p>The negative impacts relate to the loss of open space as this may have adverse impacts in relation to flood prevention and biodiversity potential.</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>

H11(o) Warren Court, Halstead – 15 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction. The site is currently an under performing business site and as such is considered to be previously developed. There would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of housing at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	-	The site is located in a relatively unsustainable location within the village of Halstead. There are only basic facilities in the village centre. Public transport links in the vicinity and also very basic resulting in a need for the use of private vehicles on a daily basis.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. The promotion of new dwellings in an unsustainable location is recognised as having potential for an increase in vehicle pollutants.	Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.

		There are no specific concerns regarding Air Quality at the site.	
7. To conserve and enhance biodiversity and geodiversity	0	The site is currently a developed business site and as such is limited ecological potential at present. Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a very positive assessment.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	The site is within a village adjacent to the settlement boundary and as such new occupiers will have good opportunities to access the open countryside. The historic element of Halstead village will not be adversely impacted upon by this development but are fully accessible for future residents.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	Public transport is limited to a fairly infrequent bus service and there are very few local facilities, which reduce the need to travel. The development of the site will have occupants that are reliant on private vehicle.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	The site is currently a poor quality underutilised employment site. Redevelopment would result in a significant improvement in quality of the built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	-	There is not a good range of local employment opportunities, shops or services in Leigh Village resulting in the need for people to travel. The site does constitute a prudent use of a natural resource as it is previously developed land.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	--	The site is in current employment use and the development would result in the loss of employment land, albeit evidence has been presented that demonstrates the site is poor quality employment land.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	--	The redevelopment would result in the loss of employment land and therefore could impact	No mitigation measures identified at this stage.

upon the development or retention of skills.

Summary & Cumulative Impacts

The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing.

Halstead is considered to be an unsustainably located and does not have a good range of shops, facilities or employment opportunities in close proximity, resulting in the need to travel to access these opportunities.

The very negative impacts relate to the loss of employment land and the knock on impact for skills development.

Mitigation Measures

Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.

Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.

Design matters to be considered in detail through the Development Control process.

Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.

Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.

Other Reasonable Options

This site is currently in employment use and the option of retaining the site in this use, allocating for mixed use or reallocating for residential have all been appraised. The site is currently in poor repair and mostly unoccupied. It was concluded that the site should be considered for residential development a use which is promoted by the owners. Any residential development would include a woodland buffer which would separate the development from the existing woodland. This has been taken into account when appraising the options.

WARREN COURT, HALSTEAD

Warren Court is an existing protected employment site in Green Belt, which has an outstanding allocation for increased commercial/employment development. In recent years the site has fallen into disrepair and is no longer fully occupied.

A number of potential options were promoted by the land owner as to how to improve the environment of the site.

Option A tests the option of maintaining the entire site in an employment use.

Option B tests the option of allocating the site for entirely residential redevelopment with associated woodland buffer.		
Option C tests the option of allocating the site for mixed use development.		
Option A	Option B	Option C
Retain as protected employment.	Reallocate for housing.	Reallocate for mixed use development.
Option A Appraisal		
<p>The very positive elements of retaining the site in employment use is considered to be against objective 12 which seeks to retain employment and maintain economic competitiveness.</p> <p>Other positives include assessments against objectives; 5 (maintaining accessibility to employment), 9 (reduction in the need to travel through providing employment opportunities locally), 11 (providing localised employment and the prudent use of natural resources) and 13 (opportunities for the retention of skills).</p> <p>The negative assessments are against objective 1, which seeks to provide housing and objective 10 that seeks to create a high quality built environment, which at present is very poor.</p>		
Option B Appraisal		
<p>The very positive impact of Option B relates to objective 1 which promotes the development of high quality, sustainable and affordable housing, Objective 8 (access to countryside) and Objective 10 (high quality built environment). The assessment against objectives 2 (reduction in flooding) and 7 (conserve and enhance biodiversity) are also positive as a residential redevelopment would likely result in improvements to onsite green infrastructure particularly through the inclusion of the woodland buffer.</p> <p>The loss of employment provision would have very negative impacts upon objectives 12 and 13 which seek to retain employment, promote economic competitiveness and retain and develop skills.</p> <p>Another negative result of the loss of employment for housing would be against objectives 5 and 9, which promotes accessibility to services and seeks to reduce the need to travel. This is considered to be negative as a result of the loss of employment within the settlement of Halstead and the resulting need to travel out of the village to access replacement job opportunities.</p>		
Option C Appraisal		
<p>The very positive impact of Option C relates to objective 1 which promotes the development of high quality and affordable housing. The assessment against objective 10 (to create a high quality built environment) is also a positive as the current environment is very poor.</p> <p>The loss of part of the existing employment provision would have a negative impacts upon objectives 12 and 13 which seek to retain employment, promote economic competitiveness and retain and develop skills. Whilst there would be some employment provision as part of a mixed use scheme the Green Belt restriction of buildings allowed would mean that overall there is a net loss of potential employment space.</p>		

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	-	+	++	+
Option B	++	+	0	0	-	0	+	++	-	++	-	--	--
Option C	++	0	0	0	0	0	0	+	0	+	0	-	-

Conclusion

Taking into consideration the above assessments, the option to allocate the site for residential development scores very positively against some criteria (generally those relating to the natural environment and provision of housing) but very negatively against employment criteria.

However, retaining the site in its current employment use only scores very positively against the employment criteria.

The key issues for consideration is the viability of maintaining the site in employment use, which is currently performing poorly and whether an alternative approach that scores very negatively against some SA objectives would have a more positive impacts that can be delivered. The development for housing would likely have a positive impact in relation to reducing homelessness, and providing affordable housing, whilst the retention in employment is unlikely to see positive impacts in relation to employment objectives unless it is substantially redeveloped, which is likely to be unviable.

H2: Mixed Use Development Including Residential

The following sites have been identified as sites that should be allocated for Mixed Use Development Including a residential element under Policy H2. An appraisal of alternative uses is presented for sites highlighted in bold.

BT Exchange, South Park, Sevenoaks (Retail and Residential) – 25 units

United House, Goldsel Road (Residential, employment and open space) – 185 Units

Swanley Centre, Nightingale Way, Swanley (retail and small scale residential element - only as part of regeneration proposals) - 0 units

Station Approach, Edenbridge (residential and employment generating uses) – 20 units

New Ash Green Village Centre, New Ash Green (retail, employment, community facilities and residential- only as part of regeneration proposals) – 50units

Powder Mills (Former GSK Site), Leigh (residential and small scale employment generating use) – 60 units

H2(a) BT Exchange, South Park, Sevenoaks (Retail and Residential) - 25 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	<p>Development of mixed use development, including some residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently a mixture of retail, post office sorting office and a telephone exchange and offices.</p> <p>Redevelopment would not have an adverse impact upon surface water run off or potential for increased flood risk.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Development of a mixed use development at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Development of a mixed use scheme at the site would result in a town centre with better retail and commercial offer that would potentially attract more visitors. Whilst it is considered that the town centre would be improved it is not considered that the proposal would have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	<p>The site is exceptionally well located with excellent access to shops, services, employment, public transport and recreational opportunities.</p>	<p>No mitigation measures identified at this stage.</p>

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<p>6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>0</p>	<p>The redevelopment for mixed use purposes will improve the services within the town centre and provide new dwellings with excellent access to these services. The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units. The promotion of new dwellings in highly sustainable location and providing a better retail offer is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. Based on the combination of these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>0</p>	<p>The site is currently fully developed and as such there is no ecological or geodiversity potential at the site. The development for mixed use will not significantly increase future potential because of the urban characteristics of the site in the town centre.</p>	<p>No mitigation measures identified at this stage.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>0</p>	<p>The site is located in the town centre of the main District settlement and as such there is no existing or future scope for increasing access to the countryside. The historic elements of Sevenoaks Town are in close proximity and will be made more accessible to increased visitors and residents as a result of this allocation.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>+</p>	<p>The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and reduce</p>	<p>No mitigation measures identified at this stage.</p>

		<p>the level of retail expenditure lost to competing centres.</p> <p>Both of these aspects will result in a lesser need to travel as a result of the development, however only a single positive is given as a result of the loss of the post office retail and sorting office facility from the town.</p>
10. To create a high quality built environment	+	<p>The site currently consists of low quality buildings, all of which are of little merit. The redevelopment would likely result in an improvement in quality of the built environment.</p> <p>The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and help reduce the level of retail expenditure lost to competing centres. Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	++	<p>Redevelopment of the site would include replacement retail and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the town. The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	<p>The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses that will likely positively impact upon the development and retention of skills.</p>
13. To improve the development and retention of skills	+	<p>No mitigation measures identified at this stage.</p>

Summary & Cumulative Impacts		Mitigation Measures
<p>The allocation of the BT Exchange for residential led mixed use development would have a positive impact in relation to the creating of new sustainable homes and new</p>		<p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site</p>

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<p>employment and skill generating opportunities.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>	<p>transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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H2(b) United House, Goldsel Road, Swanley (residential, employment and open space) – 185 units.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	++	<p>Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of a very large element of onsite affordable housing.</p> <p>Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	<p>The site is currently a mixture of offices and warehousing and as such is considered to be previously developed. The provision of open space and the retention of the pond will result in a positive impact.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	+	<p>Whilst the development of housing would be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health. However, the provision of open space would help to address a deficiency in this part of Swanley and have a positive impact on the health and well-being and the reduction of inequalities in health.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	<p>Development of housing at the site would result in the development of a large number of affordable housing units that would have a demonstrable benefit on meeting housing need and subsequently addressing issues of poverty and social exclusion in an area that has a significant level of deprivation.</p>	<p>Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	<p>The site is located in a very sustainable location within Swanley. There is easy access to shops and services approximately 400m north of the site. There are also good public transport links in</p>	<p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>

		<p>the vicinity and employment opportunities in the town. The development will also include open space provision for children and young people and other recreational opportunities.</p>	
<p>6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>+</p>	<p>The development of new housing would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of new dwellings in a sustainable location is recognised as a being important in reducing the need to travel and reducing vehicle pollutants. The provision of open space will also help to reduce the levels of pollutants within the atmosphere. Therefore there is an overall positive impact.</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>+</p>	<p>The site is currently used for warehouse and distribution and as such has limited ecological potential at present, except for a small balancing pond area that is to be retained.</p> <p>The redevelopment will include open space provision as well as additional green infrastructure. Therefore, the overall biodiversity of the site will be improved resulting in a positive assessment.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>The Open Space should be designed to maximise biodiversity potential whilst maintaining areas for children and young people, outdoor sports and recreational opportunities.</p> <p>The balancing pond area within the site has some ecological value and should be excluded from the developable area.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>0</p>	<p>The site is located within one of the Districts main settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>There is not considered to be a historic core element within Swanley.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>++</p>	<p>The site is located close to Swanley Railway station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities that heavily reduces the need to travel.</p>	<p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>
<p>10. To create a high quality built environment</p>	<p>++</p>	<p>The site is currently used for storage and distribution, which whilst maintained well is not of any significant environmental quality.</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail</p>

		<p>Redevelopment would result in a significant improvement in quality of the built environment.</p> <p>The site is located in close proximity to Swanley Railway Station and local bus stops. There are also good links to local employment opportunities, shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p> <p>The whole site is in current employment use and the development would result in the loss of some employment land.</p>	<p>through the Development Control process.</p> <p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	++		
12. To encourage high and stable levels of employment and sustain economic competitiveness	-	<p>The redevelopment would result in the loss of some employment land, however this is primarily used for storage and distribution and therefore would not significantly impact upon the development or retention of skills.</p>	<p>Mitigation measures are required to ensure that the redevelopment of the site for housing would not adversely impact upon the adjacent Swan Mill industrial site, which is an important business and employer within the local Swanley economy.</p> <p>No mitigation measures identified at this stage.</p>
13. To improve the development and retention of skills	-		

Summary & Cumulative Impacts	Mitigation Measures
<p>The development of the site for mixed use would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promotes development in sustainable locations that reduces the need for vehicle use.</p> <p>The allocation would result in a very large affordable housing contribution due to the number of units proposed.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment, improve the existing biodiversity and the provision of new open space would help to address an existing deficiency in Swanley.</p> <p>There are negative aspects in that the site development will result in some loss of</p>	<p>Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Design matters to be considered in detail through the Development Control process.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>

<p>employment provision and opportunities to develop or retain skills in Swanley.</p>	<p>Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.</p> <p>The balancing pond area within the site has some ecological value and should be excluded from the developable area.</p> <p>Important consideration must be given to design and layout to ensure that the adjacent Swan Mill factory site is not adversely impacted by the development and that their, or future occupiers, operations are not prejudiced by the development at United House.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
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Other Reasonable Options

This site is currently in employment use and the option of retaining the site in this use, allocating for mixed use (residential, employment and open space) or reallocating for residential have all been appraised. The 3.8ha site lies within the settlement of Swanley immediately south of the designated town centre. It is bounded to the north by railway lines, residential areas and a primary school to the east and south, and industrial development to the west of the main part of the site. The sole occupier of the site is a building contractor who has already relocated 200 of their staff elsewhere in Swanley. The occupiers no longer require the site with its warehousing and wish to promote the site for redevelopment.

UNITED HOUSE, SWANLEY

- United House is an existing employment site in Swanley. The site is no longer required by the current occupants and is being promoted for residential development.
- A number of potential options appraised as to the future use of the site.
- Option A tests the option of maintaining the entire site in an employment use.
- Option B tests the option of allocating the site for entirely residential redevelopment.
- Option C tests the option of allocating the site for mixed use development including employment, residential and open space.

Option A	Option B	Option C
Retain as protected employment.	Reallocate for residential.	Reallocate for mixed use development.
Option A Appraisal		
<p>The very positive elements of retaining the site in employment use is considered to be against objective 12 which seeks to retain employment and maintain economic competitiveness.</p> <p>Other positives include assessments against objectives; 5 (maintaining accessibility to employment), 9 (reduction in the need to travel through providing employment opportunities locally), 11 (providing localised employment and the prudent use of natural resources) and 13 (opportunities for the retention of skills).</p> <p>The negative assessments are against objective 1, which seeks to provide housing and objective 10 that seeks to create a high quality built environment, which at present is poor.</p>		
Option B Appraisal		
<p>The development of the site for residential would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promote development in sustainable locations that reduces the need for vehicle use.</p> <p>The allocation would result in a very large affordable housing contribution due to the number of units proposed.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment.</p> <p>There are negative aspects in that the site development will result in a loss of employment provision and opportunities to develop or retain skills in Swanley.</p>		
Option C Appraisal		
<p>The development of the site for mixed use would have very positive impacts in relation to sustainability objectives that seek to provide high quality and sustainable housing and that promotes development in sustainable locations that reduces the need for vehicle use.</p> <p>The allocation would result in a very large affordable housing contribution due to the number of units proposed.</p> <p>The development would provide housing with good links to shops, services and employment opportunities. It is also previously developed and would increase the quality of the built environment, improve the existing biodiversity and the provision of new open space would help to address an existing deficiency in Swanley.</p> <p>There are negative aspects in that the site development will result in some loss of employment provision and opportunities to develop or retain skills in Swanley.</p>		

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Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	-	+	++	+
Option B	++	0	0	+	++	0	0	0	++	++	++	--	--
Option C	++	+	+	+	++	+	+	0	++	++	++	-	-

Conclusion

Taking into consideration the above assessments, the option to allocate the site for mixed use development scores very positively against some criteria (generally those relating to the natural environment and provision of housing) but negatively against employment criteria. It scores the most highly across all the indicators.

The key issue for consideration is the viability of maintaining the site in employment use. An independent assessment concluded that some employment can viably be retained on the site. .

H2(c) Swanley Centre, Nightingale Way, Swanley (retail and small scale residential element - only as part of regeneration proposals) – 0 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Development of mixed use development, including some residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. However the residential element will be ancillary to retail led scheme.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction. The site is currently a mixture of the existing retail centre and recreation ground as such the redevelopment would not impact upon flood issues.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of a mixed use development at the site would drive a major regeneration scheme for the town of Swanley, which is not relevant to this objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Development of a mixed use development at the site would drive a major regeneration scheme for the town of Swanley. The regeneration would result in a more attractive centre that meets local needs and offers more opportunities for social interaction.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The redevelopment for mixed use purposes will improve the retail offer and services within the	No mitigation measures identified at this stage.

6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	<p>town centre and provide some ancillary new dwellings with excellent access to these services.</p> <p>The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units.</p> <p>However the promotion of development in highly sustainable location and providing a better and regenerated town centre with enhanced retail offer is recognised as a being exceptionally important and vital in reducing the need to travel and reducing vehicle pollutants.</p> <p>Based on existing situation of residents needing to travel excessively, it is felt that overall there would be a benefit.</p> <p>The site is located in the town centre of the main District settlement and as such there would be limited ecological potential.</p> <p>The site is located in the town centre of the main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>There is no historic element of Swanley.</p> <p>The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and reduce the level of retail expenditure lost to competing centres.</p> <p>Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site currently consists of low quality buildings, all of which are of little merit. The redevelopment would likely result in an improvement in quality of the built environment and create a functioning town centre.</p> <p>The site is within the existing town centre. As a</p>	<p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>
7. To conserve and enhance biodiversity and geodiversity	0		No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++		Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	++		Ensure design is of a high quality and the development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11. To promote sustainable forms of development and	++		No mitigation measures identified at this stage.

sustainable use of natural resources		<p>result of the regeneration new and existing residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and help reduce the level of retail expenditure lost to competing centres. Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	<p>Redevelopment of the site would include replacement retail and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the town. The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses.</p>
13. To improve the development and retention of skills	+	<p>The redevelopment is likely to result in a more desirable town centre to the benefit of local businesses that will likely positively impact upon the development and retention of skills.</p> <p>No mitigation measures identified at this stage.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The allocation of the Swanley Centre for retail led mixed use development would have a positive impact in relation to the regeneration of the town that would have very positive impacts in relation to the towns economy, opportunities for skills development, the creation of an environment that promotes social inclusion and for creating new sustainable homes.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>	<p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public</p>

	<p>transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>
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Other Reasonable Options

Two options were appraised for this site allocation. The results can be seen below.

THE SWANLEY CENTRE, SWANLEY

The Swanley Centre is the main shopping area within the town centre of Swanley. In recent years the Centre has declined significantly and has become a poor quality and under performing centre in need of significant regeneration. The Core Strategy identified that the Council would support regeneration in this area.

During the Core Strategy process the land owners submitted representations suggesting that a viable regeneration scheme could not be implemented without a greater quantity of land and that the adjoining recreation ground would need to be redeveloped to provide the critical mass of space to accommodate a new and improved town centre proposal. The Council commissioned independent retail consultants to review this submission who confirmed that additional land is required to support a viable regeneration scheme in the town centre.

Option A tests the allocation of the recreation ground for redevelopment as part of the wider regeneration proposal, based on the assumption that sports and recreation facilities lost would be replaced at an alternative location in Swanley to equal or greater value, which would be insisted upon by the Council in considering a formal allocation. It is also assumed that the regeneration proposal would provide a number of residential units and improved GP and community facilities as promoted by the land owner.

Option B tests the option of allocating only the existing town centre for redevelopment and protecting the recreation ground as open space. Based on the evidence submitted by the land owners this option assumes that in the short to medium term a viable town centre regeneration scheme would not be possible and that the Swanley Centre will not be regenerated in the plan period.

<p>Option A</p> <p>Allocation of the centre and the adjoining recreation ground for the comprehensive regeneration and mixed use redevelopment of Swanley Town Centre. Includes replacement recreational facilities, residential, community and GP facilities.</p>	<p>Option B</p> <p>Retain the existing town centre boundary and maintain the recreation ground on the assumption that a regeneration scheme will not come forward and that the centre will not significantly improve without intervention.</p>
<p>Option A Appraisal</p>	

The most significant positive in relation to option A is that the regenerated town centre would have a major benefit in terms of the levels and stability of employment and the local economy within Swanley (objective 12). Other significant positive impacts that option A would have would be against objectives 1 (housing), 9 (reducing travel needs through improved services and facilities within the centre), 10 (creating a high quality environment as the existing centre is in a poor and unattractive state) and 13 (providing scope for skills retention and development, through business and GP facilities).

It is accepted that in principle the regeneration of the town centre would be entirely positive, however the negative aspects of this approach relates to the use of the Swanley recreation ground to provide the critical mass of land to drive a viable regeneration scheme. The proposal therefore scores a series of negative ratings against the following objectives; 2 (managing flood risk- as a result of loss of open permeable land), 3 (Health and well being – through loss of centrally located sports and recreation facilities albeit alternative facilities will be replaced), 6 (Impact on air pollution- through loss of open space and increased traffic) and 7 (loss of Biodiversity/Green Infrastructure).

Objective 4 seeks to reduce poverty and social exclusion. This was given a neutral impact as both the retention of sports and recreation facilities or an enhanced town centre with new community and GP facilities would both provide positives in relation to this goal.

On balance it is considered that there is a neutral impact in relation to objective 5. Option A would see the sports pitches replaced, albeit they are likely to be less accessible than the existing provision. However there is likely to be improved facilities and services in a regenerated town centre and as such the positive and negatives in both respects cancel each other out and result in a neutral score.

Objective 11 has also been given a neutral score as the development would be deemed to be sustainable, which is a positive, but this is offset by the loss of greenfield undeveloped land.

Option B Appraisal

An independent assessment carried out by retail consultants has shown that in all likelihood without the use of at least part of the recreation ground a viable regeneration scheme will not be achievable. Option B is therefore the ‘do nothing scenario’ which is likely to result in no significant improvement for the site during the plan period up to 2026.

This option would have positive impacts in terms of objectives; 2 (preventing flood risk through keeping land open), 3 and 5 (preserving the sports and recreational facilities), 6 (improving air quality as a result of much reduced need to travel as a result of a regenerated town centre) and 7 (preservation of biodiversity opportunities at the site).

The negative impacts would be against objectives; 9 (reducing the need to travel - as inadequate town centre and shopping facilities necessitate the need to travel), 10 (the quality of the environment- which is currently in decline), 11 (sustainable development – through the need to travel to access services and facilities), and 12 and 13 (the decline in employment which impacts upon job opportunities, skills development/retention and the local economy).

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	+	-	-	0	0	-	-	0	+	+	0	++	+
Option B	0	+	+	0	+	+	+	0	-	-	-	-	-

Conclusion

Taking into consideration the above assessments, the option to regenerate the town centre, (including the replacement of lost open space and recreation facilities) scores slightly more positive assessments against the Sevenoaks LDF Sustainability Objectives than promoting regeneration within the existing centre boundary.

The key issues for consideration are the extent to which the loss of accessible and centrally located public open space should be assessed against the creation of a regenerated and more viable town centre for the residents of Swanley.

Baseline indicators such as the proportion of people in working age and people claiming unemployment are likely to see a significant improvement as a result of the regeneration proposal, whilst access to sports facilities and local green space are also identified as key baseline data that will be impacted upon should the recreation ground be redeveloped as part of a regeneration package.

Since the appraisal of this site, Swanley Town Council have resolved not to sell the recreation ground and as such Option A has become increasingly unlikely. This is reflected in the final allocation which applies Option B.

H2(d) Station Approach, Edenbridge (residential and employment generating uses) – 20 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Mixed use development, including replacement of existing commercial the construction of new residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently an established employment site on the land of a former station goods yard. Redevelopment would not have an adverse impact upon surface water run off or potential for increased flood risk.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of a mixed use development at the site would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of a mixed use development at the site would not have a demonstrable impact upon improving issues of social exclusion or reducing the gap between the most deprived areas.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	The site is exceptionally well located with excellent access to shops, services, employment, public transport and recreational opportunities. The redevelopment for mixed use purposes will improve the existing employment provision at the site and provide new residents with excellent access to services within the town centre.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units.	Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.

		<p>The promotion of new dwellings in highly sustainable location and providing a better employment land opportunities is recognised as a being important in reducing the need to travel and reducing vehicle pollutants.</p> <p>Based on the combination of these two factors the negatives are considered to be balanced out by the positives resulting in a neutral assessment.</p>	<p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently fully developed and as such there is no ecological or geodiversity potential at the site. The development for mixed use will not significantly increase future potential because of the urban characteristics of the site in the town centre.</p>	<p>No mitigation measures identified at this stage.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>The site is located in the town centre of the main District settlement and as such there is no existing or future scope for increasing access to the countryside.</p> <p>The historic elements of Edenbridge Town are in close proximity and will be made more accessible to increased visitors and residents as a result of this allocation.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	<p>The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. The new retail offer will provide greater choice and reduce the level of retail expenditure lost to competing centres.</p> <p>Both of these aspects will result in a lesser need to travel as a result of the development.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	++	<p>The site currently consists of a relatively low quality environment, but with a former railway building of some merit. However the</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail</p>

		redevelopment would likely result in an improvement in quality of the built environment and create a functioning town centre.	through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	++	The site is within the existing town centre. New residents will have excellent access to shops, services, facilities and public transport. . . The site is previously developed and would constitute a prudent use of a natural resource	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Redevelopment of the site would include replacement employment provision and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the town.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Redevelopment of the site would include replacement employment provision and as such there would not be a net reduction in overall jobs Replacement employment facilities will likely be on benefit of local businesses and positively impact upon the development and retention of skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The allocation of Station Road Edenbridge for residential and employment development would have a positive impact in relation to the towns economy, opportunities for skills development and for creating new sustainable homes.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the shops, services and facilities.</p> <p>There would also be a positive impact in relation to improving the quality of the built environment.</p>	<p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p>

	Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
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Other Reasonable Options

STATION APPROACH, EDENBRIDGE	
	Station Approach Edenbridge is a protected employment site close to the centre of the town. The existing site is occupied by a Jewsons Builders Merchants with a significant area of under utilized employment land.
	The land owner has promoted the site through the Allocations and Development Management process for a mixed use development scheme, which would incorporate an equal level of employment floorspace to that which currently exists, with the remainder of the land developed for housing.
	Option A tests the retention in its current protected employment allocation.
	Option B appraises the promoted mixed use business and residential allocation.
Option A	Option B
Retain site in protected employment use.	Allocate for mixed use business and residential development (based on no net loss of employment floor space).
Option A Appraisal	
	The very positive aspect of retaining the site in its current protected employment use is in relation to objective 12, which seeks to encourage high and stable levels of employment.
	Other positive impacts are considered against objectives; 5 (providing access to employment), 9 (reducing the need to travel by providing employment opportunities in a sustainably located site), 11 (promoting sustainable forms of development on a PDL site) and 13 (providing employment opportunity to develop skills).
	The only negative aspect of retain the site in employment rather than allocating for mixed use would be that the proposal would not result in the development of housing to the detriment of objective 1.

Option B Appraisal

A mixed use scheme under option B would have very positive scores against objectives 1 (providing housing), 5 (improving access to services, facilities and employment) and 11 (sustainable development in an accessible location on PDL).

Other positive scores are against objectives 6 (to reduce air pollution as a result of higher quality energy efficient buildings and the reduced need to travel), 10 (creating a higher quality built environment), 12 (promoting economic competitiveness and encouraging high levels of employment) and 13 (opportunities to develop or retain skills).

There are no identified conflicts with the sustainability objectives.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	0	0	+	0	+	++	+
Option B	++	0	0	0	++	0	0	0	++	+	++	+	+

Conclusion

Taking into consideration the above assessments, the Option B scores more positive ratings against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration is the potential trade between economic stability and the provision of high quality and sustainable housing. Whilst retaining the site in employment scores well there is limited demand for retention and as such the site has been redundant for a number of years. In contrast the housing option would provide for new dwellings in an accessible location and would result in more scope for development to occur and for baseline conditions to improve.

H2 (e) New Ash Green Village Centre, New Ash Green (retail, employment, community facilities and residential- only as part of regeneration proposals) – 50 Units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Development of mixed use including residential at the site would have a positive impact in relation to this objective and would result in the delivery of an element of onsite affordable housing or a financial contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site extends across the developed town centre area. There would not be a loss of open permeable land in favour of built development and as such there would not be an adverse impact in relation to flooding through the development of this site.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Development of a new mixed use scheme at the site would drive a major regeneration scheme for the village of New Ash Green. However the regeneration would not result in any significant improvements to health and well-being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Development of a mixed use development at the site would drive a major regeneration scheme for the village of New Ash Green. The regeneration would result in a more attractive centre that meets local needs and offers more opportunities for social interaction that would help combat poverty and exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The redevelopment for mixed use purposes will improve the retail offer and services within the town centre and provide new dwellings with	No mitigation measures identified at this stage.

<p>6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>o</p>	<p>good access to these services. The development of retail and residential would have a negative impact in respect to greenhouse gas emissions that result from the new units. However the promotion of development in sustainable locations and providing a better and regenerated town centre with enhanced retail offer is recognised as a being very important and vital in reducing the need to travel and reducing vehicle pollutants. Based on existing situation of residents needing to travel excessively, it is felt that overall there would be a balanced effect.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>o</p>	<p>The site is currently operating as a failing town centre so no ecology or geodiversity will be adversely impacted. Whilst a redevelopment that includes Green Infrastructure requirements would be benefit it is not considered that this would be sufficient to warrant a positive assessment. The site is located within one of the Districts larger settlement, however there village is surrounded by Green Belt as and as such there is scope for increased access to the countryside for future occupants. There is not considered to be a historic core element within New Ash Green.</p> <p>No mitigation measures identified at this stage.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>+</p>	<p>The site is located within one of the Districts larger settlement, however there village is surrounded by Green Belt as and as such there is scope for increased access to the countryside for future occupants. There is not considered to be a historic core element within New Ash Green.</p> <p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>+</p>	<p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>

		<p>travel for basic 'top up' and everyday shopping needs.</p> <p>However there is limited public transport which offsets the positive elements in relation to this issue resulting in a single positive assessment overall.</p>	
10. To create a high quality built environment	++	<p>The site currently consists of low quality and vacant retail units, all of which are of little merit. The redevelopment would likely result in an improvement in quality of the built environment and create a functioning town centre.</p> <p>The site is within the existing town centre. As a result of the regeneration new and existing residents will have improved access to shops, services, facilities and employment opportunities. The new retail offer will provide greater choice and help reduce the level of retail expenditure lost to competing centres. Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	<p>Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.</p> <p>No mitigation measures identified at this stage.</p>
11 To promote sustainable forms of development and sustainable use of natural resources	++	<p>The site is within the existing town centre. As a result of the regeneration new and existing residents will have improved access to shops, services, facilities and employment opportunities. The new retail offer will provide greater choice and help reduce the level of retail expenditure lost to competing centres. Both of these aspects will result in a lesser need to travel as a result of the development.</p> <p>The site is previously developed and would constitute a prudent use of a natural resource.</p>	<p>No mitigation measures identified at this stage.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	<p>Redevelopment of the site would include employment elements and as such there would not be a net reduction in overall jobs nor have an adverse impact that would make the area less attractive for employers in the village.</p> <p>The redevelopment is likely to result in a more desirable village centre to the benefit of local businesses.</p>	<p>No mitigation measures identified at this stage.</p>
13. To improve the development and retention of skills	+	<p>The redevelopment is likely to result in a more desirable village centre to the benefit of local businesses that will likely positively impact upon the development and retention of skills.</p>	<p>No mitigation measures identified at this stage.</p>

Summary & Cumulative Impacts		Mitigation Measures	
The allocation of the New Ash Green Village Centre for retail led mixed use		Any site remediation, if required, should be carried out by the site owner before	

<p>development would have a positive impact in relation to the regeneration of the town that would have very positive impacts in relation to the towns economy, opportunities for skills development, the creation of an environment that promotes social inclusion and for creating new sustainable homes.</p> <p>The development would have positive impacts in relation to the reduced need to travel to obtain basic services and facilities.</p> <p>There would also be a very positive impact in relation to improving the quality of the built environment.</p>	<p>disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p> <p>Due to the number of dwellings proposed at the site a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>
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H2(f) Powder Mills (Former GSK Site), Leigh (residential and small scale employment retention) – 60 units

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home.	++	Development of housing at the site would have a very positive impact in relation to this objective and would result in the delivery of a large element of onsite affordable housing or a significant contribution towards offsite provision. Sites would be subject to Core Strategy Policy SP2 that required Code for Sustainable Homes Level 3 standard construction.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing and to ensure Code for Sustainable Homes level 3 is met. Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	--	The site is currently a vacant pharmaceutical site and as such is considered to be previously developed. Whilst there would not be an adverse impact in relation to flooding through the development of this site, the access routes both have areas of flood zone 3 that cross them, which would impact upon safe entry and exit of the site in times of flooding.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Flood mitigation measures required to ensure safe entry and exist of the site.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst the development of housing would be a more desirable neighbour than an employment site the redevelopment would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Development of housing would not have a demonstrable impact upon reducing poverty and social exclusion.	Requirement of suitable conditions and legal agreements to ensure delivery of affordable housing.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	--	The site is located in a very unsustainable location within Leigh. There is no easy access to shops and services without the use of a private vehicle. There are not good public transport links in the vicinity and employment opportunities require the need to travel.	Due to the number of dwellings proposed and the poor links to services at the site, a travel plan should be prepared to mitigate some of the travel impacts of the new development.
6. To reduce air pollution (including greenhouse gas	--	The development of new housing would have a	Core Strategy Policy SP2 requires Code for

emissions) and ensure air quality continues to improve		negative impact in respect to greenhouse gas emissions that result from the new units. This is heightened by the fact that the promotion of new dwellings in an unsustainable location is recognised as increasing vehicle pollutants.	Sustainable Home construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission. Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.
7. To conserve and enhance biodiversity and geodiversity	+	<p>The site is currently used for pharmaceutical use and as such has limited ecological potential at present.</p> <p>A redevelopment that includes Green Infrastructure requirements would be of benefit and it is considered that redevelopment could provide good links with the surrounding open countryside areas and increase biodiversity potential.</p> <p>The site is currently used for pharmaceutical use, which has historic origins at the site. Redevelopment of the site would allow for public access to the historic Powder Mill areas that surround the site.</p> <p>The site is Green Belt and as such future occupants would have excellent access opportunities to open countryside.</p>	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>The site is currently used for pharmaceutical use, which has historic origins at the site. Redevelopment of the site would allow for public access to the historic Powder Mill areas that surround the site.</p> <p>The site is Green Belt and as such future occupants would have excellent access opportunities to open countryside.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	--	<p>The site is located in a very unsustainable location within Leigh. There is no easy access to shops and services without the use of a private vehicle</p> <p>The site is currently a vacant pharmaceutical site, which whilst very well maintained and attractive is not of any significant environmental quality.</p> <p>Redevelopment would result in an improvement in quality of the built environment.</p>	Due to the number of dwellings proposed and the poor links to services at the site, a travel plan should be prepared to mitigate some of the travel impacts of the new development.
10. To create a high quality built environment	+	<p>The site is currently a vacant pharmaceutical site, which whilst very well maintained and attractive is not of any significant environmental quality.</p> <p>Redevelopment would result in an improvement in quality of the built environment.</p>	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.
11. To promote sustainable forms of development and sustainable use of natural resources	-	<p>The site is wholly unsustainable in terms of location and access to services and facilities. However it is previously developed and would</p>	No mitigation measures identified at this stage.

		constitute a prudent use of a natural resource if redeveloped.
12. To encourage high and stable levels of employment and sustain economic competitiveness	-	The site is in current employment use and the development would result in the loss of employment land albeit a small element of employment will be retained.
13. To improve the development and retention of skills	-	The redevelopment would result in the loss of employment land which is within a highly skilled industry. There would be some opportunity for retaining skills through the employment that is to be retained however it would not significantly impact upon the development or retention of skills.

Summary & Cumulative Impacts	Mitigation Measures
<p>The allocation of Powder Mills for residential led mixed use development would have a positive impact in relation to the creation of new sustainably constructed homes.</p> <p>The development would have positive impacts in relation to the improved accessibility to the historic and archaeologically important aspects of the surrounding area that have previously been inaccessible to the public. There would also be an improvement to the quality of the built environment.</p> <p>There would be very negative impacts in relation to the fact that the site is remotely located with poor access to local facilities and services that would result in the need to travel. This has a subsequent negative impact upon air quality.</p> <p>There would be further negative impacts in relation to the loss of employment floorspace and reduced opportunity for skills retention. Albeit an independent study has shown there is no realistic prospect of the re-use of the entire site in employment generating uses.</p>	<p>Any site remediation, if required, should be carried out by the site owner before disposal or will be required to be signed off by the site owner before the site transaction is completed. Site remediation should not preclude development opportunities on this site.</p> <p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires Code for Sustainable Home and BREEAM construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.</p> <p>Measures could be introduced with regard to the residential development restricted to minimum levels on no car parking for the site in order to promote the use of public transport and local services.</p> <p>Consideration to be given as to the suitability of the site for electric vehicle charging provision in an attempt to reduce traffic pollution.</p> <p>Due to the number of dwellings proposed and the poor links to services at the site, a travel plan should be prepared to mitigate some of the travel impacts of the new development.</p>

Other Reasonable Options

GLAXOSMITHKLINE (GSK) SITE, POWDER MILLS, LEIGH		
Option A	Option B	Option C
<p>The GSK pharmaceutical site at Leigh is an established 'Major Developed Site' in the Green Belt that pre-dates planning regulations. However in February 2011 the site closed and operations ceased.</p> <p>The Council commissioned consultants to undertake an independent report into the potential to re-use the site in employment use. The Report undertaken by URS Scott Wilson (September 2011) considered a number of potential options for the re-use of the site in various different uses.</p> <p>The key constraint of the site is that it is poorly located with limited access to public transport and local services.</p> <p>Option A tests the option of maintaining the entire site in an employment use.</p> <p>Option B tests the option of allocating the site for entirely residential redevelopment.</p> <p>Option C tests the option of allocating the site for predominantly residential development but with the retention of a the most modern business building (as recommended as the preferred option of the URS Scott Wilson report)</p>	<p>Allocate for housing.</p>	<p>Allocate for mixed use.</p>
Option A Appraisal		
<p>The very positive assessments of maintaining the site in employment use is against objectives 12 (protecting employment and the economy). Positive impacts are judged against objective 5, which seeks to provide access to services, facilities, recreational opportunities and employment, as the site is of a size and scope that provides a significant contribution to local employment and objective 13 (retaining skills).</p> <p>The very negative impacts of retained employment is judged against objective 9 as the site is so remote there is a significant need to travel by private vehicle to access the site.</p> <p>There are also negative impacts in relation to objectives 1 (loss of scope for new housing), 6 (Air quality as a result of traffic/the need to travel) 8 (no access to historic element of site) and 11 (promotion of development in a wholly unsustainable location).</p>		
Option B Appraisal		
<p>An entirely residential development would have a very positive impact against objective 1 (housing). There is also positive assessments against objectives 7 (conserving biodiversity as a result of measures that could be incorporated into a new scheme), 8 (opportunities to integrate access to the historic element of the site) and 10 (the creation of a higher quality built environment).</p>		

However very negative impacts would be drawn against objectives 2 (access to the site is covered by flood zone 3), 5 (poor accessibility to services), 6 (Increased air pollution as a result of need to travel out of the site), 9 (Need to travel to access services and facilities), 12 (loss of employment provision) and 13 (loss opportunity for skills retention).

There would also be a negative impact upon sustainable development as a whole as the site is in a wholly unsustainable location, albeit it would constitute a prudent use of natural resources as the site is previously developed (objective 11).

Option C Appraisal

An entirely residential development would have a very positive impact against objective 1 (housing). There are also positive assessments against objectives 7 (conserving biodiversity as a result of measures that could be incorporated into a new scheme), 8 (opportunities to integrate access to the historic element of the site) and 10 (the creation of a higher quality built environment).

However very negative impacts would be drawn against objectives 2 (access to the site is covered by flood zone) and 5 (poor accessibility to services).

Negative impacts would be drawn against objectives; 9 (Increased need to travel to access services and facilities), 11 (Unsustainable location) 12 (net loss of employment provision) and 13 (net loss opportunity for skills retention).

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	-	0	-	--	0	-	++	+
Option B	++	--	0	0	--	--	+	+	--	+	-	--	--
Option C	++	--	0	+	--	-	+	+	-	+	-	-	-

Conclusion

Taking into consideration the above assessments, the three options all score relatively poorly against the Sevenoaks LDF Sustainability Objectives, primarily as a result of the unsustainable location of the site. Option A to retain the site in employment use has the least amount of negative ratings, whilst option C to promote a mixed use development has the most positive ratings but with two very negative assessments.

The key issues for the future of this site is that the existing occupier has vacated the site and that an independent assessment has shown that there is limited prospect of it being taken up in employment use. As such in order to positively plan for the future the issue of delivery must be addressed. Whilst residential redelivery scores the least positive score and would be judged to be negative against flood risk baseline objectives, it may be the most likely and suitable option overall as it would result in a development that would see demonstrable improvements against other baseline data contained in the scoping report, such as providing towards affordable housing provision.

Employment Land

The following sites have been identified as sites that should be allocated for protected employment use under Policy EMP1; An appraisal of alternative uses is presented for sites highlighted in bold.

Vestry Road, Sevenoaks
 Bat & Ball Enterprise Centre, Sevenoaks
 British Telecom, Sevenoaks
 Erskine House, Sevenoaks
 Hardy's Yard, Riverhead
 High Street, Sevenoaks
 London Road, Sevenoaks
 Morewood Close (Outside Housing Area), Sevenoaks
 South Park, Sevenoaks
 Tubs Hill House, Tubs Hill Road, Sevenoaks
 Lime Tree Walk, Sevenoaks
 Wested Lane Industrial Estate, Swanley
 Swanley Town Council Offices, Swanley
 Swan Mill, Goldsel Road, Swanley
 Horizon House, Swanley
 Media House, Swanley
 Moreton Industrial Estate, Swanley
 Park Road Industrial Estate, Swanley
 Southern Cross Ind. Estate, Swanley
 Teardrop Industrial Estate, Swanley
 The Technology Centre, Swanley
 Station Road, Edenbridge
 Edenbridge Trading Centre/ Warsop Trading Centre
 Westerham Trading Centre, Westerham
 Blue Chalet Industrial Park, West Kingsdown
West Kingsdown Industrial Estate, West Kingsdown
 Horton Kirby Trading Estate, South Darent

EMP1(a) Vestry Road, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban</p>	No mitigation measures identified at this stage.

		area as a whole has good public transport links and as such preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close</p>	<p>No mitigation measures identified at this stage.</p>

		<p>proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>
13. To improve the development and retention of skills	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(b) Bat & Ball Enterprise Centre, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	<p>No mitigation measures identified at this stage.</p>

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.
7. To conserve and enhance biodiversity and geodiversity	0		Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		No mitigation measures identified at this stage.
10. To create a high quality built environment	0		No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+		No mitigation measures identified at this stage.

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(c) British Telecom, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	<p>No mitigation measures identified at this stage.</p>

		intensification in employment use would maintain accessibility to employment opportunities.	Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

		<p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>The site is an existing employment site.</p> <p>No mitigation measures identified at this stage.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site.</p> <p>No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(d) Erskine House, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	<p>No mitigation measures identified at this stage.</p>

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p>
7. To conserve and enhance biodiversity and geodiversity	0		Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		No mitigation measures identified at this stage.
10. To create a high quality built environment	0		No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+		No mitigation measures identified at this stage.

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(e) Hardy’s Yard, Riverhead

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District’s employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District’s population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM ‘very good’ (‘Excellent’ from Oct 2013) construction requirements, which assesses development against a health and well being of occupant’s.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	<p>No mitigation measures identified at this stage.</p>

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p style="text-align: center;">++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p style="text-align: center;">++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p style="text-align: center;">Summary & Cumulative Impacts</p>	<p style="text-align: center;">Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(f) High Street, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(g) London Road, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(h) Morewood Close , Sevenoaks (outside the housing allocation area).

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	<p>No mitigation measures identified at this stage.</p>

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(i) South Park, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	<p>No mitigation measures identified at this stage.</p>

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(j) Tubs Hill House, Tubs Hill Road, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the urban area of Sevenoaks. The urban area as a whole has good public transport links and as such preserving the site and promoting</p>	<p>No mitigation measures identified at this stage.</p>

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located with the urban area of the District's main settlement with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(k) Lime Tree Walk, Sevenoaks

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within Sevenoaks. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Sevenoaks with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Sevenoaks with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Sevenoaks, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(i) Wested Lane Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(m) Swanley Town Council Offices, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p> <p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>No mitigation measures identified at this stage.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+		

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(n) Swan Mill, Goldsel Road, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p> <p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>No mitigation measures identified at this stage.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+		

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p>
7. To conserve and enhance biodiversity and geodiversity	0		
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		
10. To create a high quality built environment	0		
11. To promote sustainable forms of development and sustainable use of natural resources	+		

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(o) Horizon House, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	<p>No mitigation measures identified at this stage.</p>

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p>
7. To conserve and enhance biodiversity and geodiversity	0		
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		
10. To create a high quality built environment	0		
11. To promote sustainable forms of development and sustainable use of natural resources	+		

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(p) Media House, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p> <p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>No mitigation measures identified at this stage.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+		

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>resource. ++</p>	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(q) Moreton Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p>
7. To conserve and enhance biodiversity and geodiversity	0		
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		
10. To create a high quality built environment	0		
11. To promote sustainable forms of development and sustainable use of natural resources	+		

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(r) Park Road Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	<p>No mitigation measures identified at this stage.</p>

		would maintain accessibility to employment opportunities.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11 To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>resource. ++</p>	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective. The site is an existing employment site. No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(s) Southern Cross Ind. Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p> <p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>No mitigation measures identified at this stage.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+		

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p>
7. To conserve and enhance biodiversity and geodiversity	0		
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		
10. To create a high quality built environment	0		
11. To promote sustainable forms of development and sustainable use of natural resources	+		

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(t) Teardrop Industrial Estate, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use	No mitigation measures identified at this stage.

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p>
7. To conserve and enhance biodiversity and geodiversity	0		
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		
10. To create a high quality built environment	0		
11. To promote sustainable forms of development and sustainable use of natural resources	+		

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(u) The Technology Centre, Swanley

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within Swanley. The area has good public transport links and as such preserving the site and promoting intensification in employment use</p>	<p>No mitigation measures identified at this stage.</p>

		would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect nor enhance the ecological potential.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>The site is located within Swanley with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p> <p>The site is located within Swanley with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p> <p>No mitigation measures identified at this stage.</p>
7. To conserve and enhance biodiversity and geodiversity	0		
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		
10. To create a high quality built environment	0		
11. To promote sustainable forms of development and sustainable use of natural resources	+		

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>resource. The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The site is in a sustainable location within the main urban area of Swanley, with good links to services and facilities. The site is sustainably located and seeks to protect or intensify development on a previously developed site. The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(v) Station Road, Edenbridge

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the third largest settlement of Edenbridge. The area has good public transport links and as such preserving the site and promoting</p>	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p> <p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within the urban area of Edenbridge with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Edenbridge with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>The site is an existing employment site.</p> <p>No mitigation measures identified at this stage.</p>
13. To improve the development and retention of skills	++	<p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p> <p>The site is an existing employment site.</p> <p>No mitigation measures identified at this stage.</p>
		<p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Edenbridge, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(w) Edenbridge / Warsop Trading Centre

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a sustainable location within the third largest settlement of Edenbridge. The area has good public transport links and as such preserving the site and promoting</p>	No mitigation measures identified at this stage.

		intensification in employment use would maintain accessibility to employment opportunities.	Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. However it is not considered that this would improve or help reduce air pollution in a way that warrants a positive assessment against this objective.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	<p>The site is located within the urban area of Edenbridge with good links to housing, local shops and services.</p> <p>This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>
11. To promote sustainable forms of development and sustainable use of natural resources	+	<p>The site is located within Edenbridge with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel.</p>	<p>No mitigation measures identified at this stage.</p>

12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>The site is an existing employment site.</p> <p>No mitigation measures identified at this stage.</p>
13. To improve the development and retention of skills	++	<p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p> <p>The site is an existing employment site.</p> <p>No mitigation measures identified at this stage.</p>
		<p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The site is in a sustainable location within the main urban area of Edenbridge, with good links to services and facilities.</p> <p>The site is sustainably located and seeks to protect or intensify development on a previously developed site.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

EMP1(x) Westerham Trading Centre, Westerham

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	<p>The site is located in a relatively sustainable location within the settlement of Westerham, which has a good range of services and facilities. However the village doesn't have well served</p>	No mitigation measures identified at this stage.

	public transport links. Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people of Westerham, but will require private vehicles to access it from residents of outside villages.		
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Promotion of protecting employment in a sustainable location is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants, however the poor public transport service means that there is not sufficient benefit to warrant a positive assessment.</p>	0	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
7. To conserve and enhance biodiversity and geodiversity	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	0	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	0	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	<p>The site is located within the urban area of Westerham with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity to employment opportunities and reduce the significant need to travel.</p> <p>However for those that do need to travel into Westerham public transport is not well served and as such there is a need to own or operate a private vehicle.</p>	0	<p>No mitigation measures identified at this stage.</p>
	In this instance the negative and positive		

		aspects balance each other to create a neutral outcome.
10. To create a high quality built environment	0	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment. No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	The site is located within Westerham with good links to housing, local shops and services. This allows employees the opportunity to live in close proximity and reduce the significant need to travel. In addition, the site is previously developed and continued use would constitute a prudent use of a natural resource. Whilst public transport is not well served and there is a need to own or operate a private vehicle for most non residents the positives are considered to still slightly outweigh the negatives against this objective. No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective. No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site. No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures
The site is in a sustainable location within the main urban area of Westerham, with good links to services and facilities.		Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.
The site is sustainably located and seeks to protect or intensify development on a previously developed site.		Where possible any intensification or redevelopment proposal should include a travel

<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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EMP1(y) Blue Chalet Industrial Park, West Kingsdown

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	The site is located in West Kingsdown, which has a basic range of services and facilities. Preserving the site and promoting intensification	No mitigation measures identified at this stage.

		<p>in employment use would maintain accessibility to employment opportunities for local people of West Kingsdown, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.</p> <p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Protecting employment is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants, however the relatively poor public transport service means that there is not sufficient benefit to warrant a positive assessment.</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0		
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p>	<p>No mitigation measures identified at this stage.</p>
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	<p>The site is located within the urban area of West Kingsdown with links to housing, basic local shops and services. The retention of the site allows employees the opportunity to live in close proximity to employment opportunities and reduce the need to travel.</p> <p>However public transport is not well served and as such there is a need to own or operate a private vehicle.</p> <p>In this instance the negative and positive aspects balance each other to create a neutral outcome.</p>	<p>No mitigation measures identified at this stage.</p>
10. To create a high quality built environment	0	<p>The site is currently in employment use and the</p>	<p>No mitigation measures identified at this stage.</p>

<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p>0</p>	<p>proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment. The site is located within West Kingsdown with links to housing, and local shops and services. The site is previously developed and continued use would constitute a prudent use of a natural resource. As public transport is not well served and there is a need to own or operate a private vehicle for most non residents the positives are considered to balance the negatives against this objective. The site is an existing employment site. No mitigation measures identified at this stage.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>++</p>	<p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective. The site is an existing employment site. No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>++</p>	<p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site. The site is an existing employment site. No mitigation measures identified at this stage.</p>

Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention. There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology. Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development. In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Where possible any intensification or redevelopment proposal should include</p>

	<p>mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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EMP1(z) West Kingsdown Industrial Estate, West Kingsdown

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of the site in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in employment use and as such is considered to be previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	<p>The site is located in West Kingsdown, which has a basic range of services and facilities.</p>	<p>No mitigation measures identified at this stage.</p>

		<p>Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people of West Kingsdown, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.</p>
<p>6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>0</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Protecting employment is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants, however the relatively poor public transport service means that there is not sufficient benefit to warrant a positive assessment.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>0</p>	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>0</p>	<p>No mitigation measures identified at this stage.</p> <p>There is no impact in respect to making the countryside or historic environment more accessible.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>0</p>	<p>No mitigation measures identified at this stage.</p> <p>The site is located within the urban area of West Kingsdown with links to housing, basic local shops and services. The retention of the site allows employees the opportunity to live in close proximity to employment opportunities and reduce the need to travel.</p> <p>However public transport is not well served and as such there is a need to own or operate a private vehicle.</p> <p>In this instance the negative and positive aspects balance each other to create a neutral outcome.</p>

10. To create a high quality built environment	0	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	0	<p>The site is located within West Kingsdown with links to housing, and local shops and services.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>As public transport is not well served and there is a need to own or operate a private vehicle for most non residents the positives are considered to balance the negatives against this objective.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p>

	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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Other Reasonable Options

This site was originally promoted for residential development. An appraisal was carried out on the option to retain the land in employment use or promote for residential development.

WEST KINGSDOWN INDUSTRIAL ESTATE, WEST KINGSDOWN

West Kingsdown Industrial Estate is currently in employment use and has been promoted for residential development by the owners. Seven of the 12 light industrial units are currently occupied although the agent for the site states that 11 of the 12 units are now let.

Option A therefore tests the option of allocating the site for protected employment use, whilst Option B tests a residential option.

Option A

Retention and protection of land in its current employment use.

Option B

Allocate the land for housing development as initially identified in the Allocation 'Options' consultation.

Option A Appraisal

Objective 12 seeks to encourage high and stable levels of employment and economic competitiveness. The retention of the site in employment use provides very positive impacts in relation to this objective by providing small scale local employment opportunities for local businesses.

Objective 13 seeks to retain and develop skills. The existing units provide facilities for local businesses, in particular for skilled trades, which would otherwise be lost if the employment site was redeveloped.

Option B Appraisal

The allocation of the site for housing development would have a very positive impact in relation to objective 1, which seeks to provide opportunities for all residents to live in a sustainable, decent and affordable home. The allocation would include new housing and would include an element of affordable housing.

The site is located within West Kingsdown and is a prudent use of natural resources as the land is previously developed so scores positively against objective 11.

There is a very negative assessments against objectives 12 and 13. The redevelopment for housing would result in the loss of access to employment and the physical loss of employment land that contributes to the local economy as well as the retention of skills (objective 13), through the loss of premises for skilled works and potentially apprenticeships.

The redevelopment for housing would also have a negative impact upon access to employment opportunities (objective 5)

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	0	0	0	0	0	0	0	0	0	++	++
Option B	++	0	0	0	-	0	0	0	0	0	+	--	--

Conclusion

Taking into consideration the above assessments, the option to retain the site in employment use scores most positively against the Sevenoaks LDF Sustainability Objectives.

In determining the most sustainable option the key 'trade off' is between the objective of providing sustainable and affordable housing and that of maintaining employment, economic development and the retention of skills. The SA Scoping Report Update (May 2011) shows a number of baseline indicators in relation to both issues. Whilst the development of housing would impact positively in relation to the housing objectives such as contributing to affordable housing, the retention in employment would score well against combating unemployment and reducing job centre allowance.

The potential loss of employment land is likely to have more significant impacts upon the baseline employment conditions, whilst the housing provision could likely be met without the inclusion of the site.

EMP1 (zz) Horton Kirby Trading Estate, South Darenth

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land. The retention of the site in its current employment use would not impact upon the objective of delivering housing.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The site is currently in employment use and as such is considered to be previously developed. Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.	Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage. Where possible proposals should avoid additional areas of non permeable hardstanding.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.	In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner. Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	The site is located in South Darenth, which has a basic range of services and facilities.	No mitigation measures identified at this stage.

		<p>Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.</p>
<p>6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p style="text-align: center;">+</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>Protecting employment is recognised as a being important in helping reducing the need to travel and reducing vehicle pollutants. The site is well served by and in close proximity to Farningham Road Railway Station with good links to Medway and London, which warrant a positive assessment.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p style="text-align: center;">0</p>	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p style="text-align: center;">0</p>	<p>There is no impact in respect to making the countryside or historic environment more accessible.</p> <p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p style="text-align: center;">0</p>	<p>The site is located within the urban area of South Darenth with links to housing, basic local shops and services. The retention of the site allows employees the opportunity to live in close proximity to employment opportunities and reduce the need to travel.</p> <p>No mitigation measures identified at this stage.</p> <p>Public transport is relatively well served through Farningham Road railway station, with reasonable links to both Medway and London</p> <p>In this instance the negative and positive aspects balance each other to create a neutral</p>

		outcome.	
10. To create a high quality built environment	0	The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	The site is located within South Darenth with links to housing, and local shops and services. The site is previously developed and continued use would constitute a prudent use of a natural resource. As public transport is reasonably well served and there is a not need to own or operate a private vehicle to work at the site.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
<p>The site has reasonable public transport links making it fairly accessible.</p> <p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>There are no identified negative impacts.</p>		<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p>	

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	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
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MDES1/EMP3 Fort Halstead, Halstead

Fort Halstead, as defined in Appendix 6, is allocated as a Major Employment Site in the Green Belt.

Redevelopment proposals will be expected to achieve a range of employment uses such as serviced offices, workshops or land based employment, and generate at least the number of jobs that the site accommodated immediately prior to the announced withdrawal of DSTL from the site.

Redevelopment of the site will maintain or reduce the amount of built development on the site and be fully contained within the Major Employment Site Boundary. It should have no greater impact on the openness of the Green Belt. The height of the buildings must take into account the need to conserve and enhance the natural beauty of the countryside in this location.

Redevelopment proposals, including those to widen the mix of uses on site, such as including an element of residential development and a hotel, would be expected to:

- Be sustainable in respect of the location, uses and quantum of development and be accompanied by a Travel Plan incorporating binding measures to reduce dependency of future occupants on car use;
- Provide accessibility to jobs, shops and services by public transport, cycling or walking, including proposals for onsite provision proportionate to the proposed development;
- Make a positive contribution to the achievement of aims and objectives of the Kent Downs AONB Management Plan and conserve and enhance the natural beauty and tranquillity of the Kent Downs Area of Outstanding Natural Beauty;
- Confirm, by way of a Transport Assessment, that the development would not have an unacceptable adverse impact on the local and strategic road networks;
- Protect and integrate the Scheduled Ancient Monument into the development with improved access and setting;
- Integrate existing dwellings located in close proximity to the boundary of the Major Employment Site into the new development;
- Incorporate principles of sustainable design and construction to minimise energy consumption in its construction and operation;

- Improve the provision and connectivity of green infrastructure, including the protection and enhancement of biodiversity and the provision of improvements to the Public Right of Way network.
- Provide for a comprehensive development and include a phasing plan, including phasing of infrastructure provision, showing how each phase of the development will contribute to the implementation of the policy.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of this Major Developed Site in the Green Belt in its current employment use would not impact upon the objective of delivering housing.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in an employment generating use and as such is previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p> <p>Policy EMP3 seeks to improve public access to the GI network through improvements to the PROW network.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the	0	Retaining and protecting the site in its current	No mitigation measures identified at this stage.

<p>gap between the most deprived areas and the rest</p>		<p>use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>
<p>5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment</p>	<p style="text-align: center;">+</p>	<p>The site is located in Halstead, which has a basic range of services and facilities.</p> <p>Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.</p> <p>A redevelopment proposal would include the improvement of public access to the Green Infrastructure Network. Also, facilities and services must be accessible by public transport.</p>
<p>6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p style="text-align: center;">-</p>	<p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements for commercial units and Code for Sustainable Homes level 3 for residential units, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements for commercial units and Code for Sustainable Homes level 3 for residential units, which assesses developments impact upon ecology.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p style="text-align: center;">0</p>	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p> <p>Any redevelopment would be required protect and enhance habitats and biodiversity</p>

8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	<p>There is a schedule ancient monument adjacent to the site. The retention of the site would have no impact in respect to making the countryside or historic environment more accessible.</p> <p>Any redevelopment would include the improvement of public access to the Green Infrastructure Network.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	o	<p>The site is located within the Green belt with poor links to housing, basic local shops and services. The retention of the site does not provide employees the opportunity to live in close proximity to employment opportunities or reduce the need to travel.</p> <p>Any redevelopment would require facilities and services to be accessible by public transport, cycling and walking. A travel plan must also be included.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	o	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	o	<p>The site is located within Halstead with no links to housing, local shops or services.</p> <p>The site is previously developed and continued use or redevelopment would constitute a prudent use of a natural resource.</p> <p>In this instance it is felt that the negatives and positives result in a neutral assessment.</p>	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p>	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	<p>The site is an existing employment site.</p>	No mitigation measures identified at this stage.

			<p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>
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Summary & Cumulative Impacts	Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle, however, any redevelopment of the site must be in accordance with sustainability criteria including inclusion of a Travel Plan, sustainable design and construction and enhancement of the local green infrastructure and biodiversity.</p>	<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

MDES2 North Downs Business Park, Dunton Green

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of this Major Developed Site in the Green Belt in its current employment use would not impact upon the objective of delivering housing.</p> <p>The site is currently in an employment generating use and as such is previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>No mitigation measures identified at this stage.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>The site is located in Dunton Green, which has a basic range of services and facilities.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0		

		Preserving the site and promoting intensification in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>An intensification of the site would likely have a negative impact due to the sites remote location.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>	Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is a schedule ancient monument adjacent to the site. The retention of the site would have no impact in respect to making the countryside or historic environment more accessible.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	<p>The site is located within the Green Belt with poor links to housing, basic local shops and services. The retention of the site does not provide employees the opportunity to live in close proximity to employment opportunities or reduce the need to travel.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	0	<p>The site is located on the outskirts of Dunton Green with no links to housing, local shops or services.</p>	No mitigation measures identified at this stage.

		<p>The site is previously developed and continued use would constitute a prudent use of a natural resource.</p> <p>In this instance it is felt that the negatives and positives result in a neutral assessment.</p> <p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.</p> <p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>
13. To improve the development and retention of skills	++	<p>The site is an existing employment site. No mitigation measures identified at this stage.</p> <p>The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.</p>

Summary & Cumulative Impacts		Mitigation Measures
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle.</p>		<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>

MDES3 – Chaucer Business Park, Kemsing

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainability constructed and affordable home	0	<p>Core Strategy Policy SP8 sets out that the District's employment provision will be retained and where appropriate regenerated or intensified to ensure an appropriate stock of employment land.</p> <p>The retention of this Major Developed Site in the Green Belt in its current employment use would not impact upon the objective of delivering housing.</p>	<p>No mitigation measures identified at this stage.</p>
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	<p>The site is currently in an employment generating use and as such is previously developed.</p> <p>Whilst the site is non permeable there would not be an increased adverse impact in relation to flooding through the allocation of this site for long term employment protection.</p>	<p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>Retaining and protecting the site in its current employment use would not have a demonstrable impact upon improving health and well being of the District's population nor impact upon inequalities in health.</p>	<p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses development against a health and well being of occupant's.</p>
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	<p>Retaining and protecting the site in its current use would not have an impact upon improving issues of social exclusion or reducing the gap between the most deprived areas, albeit the retention in employment use will preserve existing jobs and maintain the stability of the local economy.</p>	<p>No mitigation measures identified at this stage.</p>
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	<p>The site is located in Kemsing, which has a basic range of services and facilities.</p> <p>Preserving the site and promoting intensification</p>	<p>No mitigation measures identified at this stage.</p>

		in employment use would maintain accessibility to employment opportunities for local people, but will require private vehicles to access it from residents of outside villages. As such there is not considered to a demonstrable benefit that would warrant a positive rating.		
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	<p>The maintenance of the site in employment use would not have a negative impact in respect to greenhouse gas emissions that result from the new units as the allocation is the 'business as usual approach'.</p> <p>An intensification of the site would likely have a negative impact due to the sites remote location.</p> <p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission to the benefit of sustainable development.</p>	Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.	
7. To conserve and enhance biodiversity and geodiversity	0	<p>The site is currently employment site and as such has limited ecological potential at present.</p> <p>The protection of the site would neither protect or enhance the ecological potential.</p>	Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which assesses developments impact upon ecology.	
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>There is a schedule ancient monument adjacent to the site. The retention of the site would have no impact in respect to making the countryside or historic environment more accessible.</p>	No mitigation measures identified at this stage.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	<p>The site is located within the Green Belt with poor links to housing, basic local shops and services. The retention of the site does not provide employees the opportunity to live in close proximity to employment opportunities or reduce the need to travel.</p>	No mitigation measures identified at this stage.	
10. To create a high quality built environment	0	<p>The site is currently in employment use and the proposal is to retain it in its current form. The retention of the site will not impact upon the overall quality of the built environment.</p>	No mitigation measures identified at this stage.	
11. To promote sustainable forms of development and sustainable use of natural resources	0	<p>The site is located on the outskirts of Kemsing with no links to housing, local shops or services.</p> <p>The site is previously developed and continued use would constitute a prudent use of a natural</p>	No mitigation measures identified at this stage.	

		resource. In this instance it is felt that the negatives and positives result in a neutral assessment. The site is an existing employment site.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	The allocation for protection would result in long term protection of employment land and as such there would be a demonstrable positive impact in relation to this objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	++	The site is an existing employment site. The allocation for protection would result in long term protection of employment land and as such there would be significant prospects of developing and retaining skills at the site.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
<p>The retention of the site in employment use will result in the maintenance of the local economy and provide continued or improved opportunities for skills retention.</p> <p>The site has poor public transport links making it inaccessible and users reliant on private vehicle.</p>		<p>Core Strategy Policy SP2 requires BREEAM 'very good' ('Excellent' from Oct 2013) construction requirements, which considers impacts upon air quality, health and well being and ecology.</p> <p>Where possible any intensification or redevelopment proposal should include a travel plan to mitigate some of the travel impacts of the new development.</p> <p>In the event of an appropriate employment redevelopment or intensification proposal, site remediation, if required, should be carried out by the site owner.</p> <p>Where possible any intensification or redevelopment proposal should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Where possible proposals should avoid additional areas of non permeable hardstanding.</p>	

EMP4 – Business Allocation at Broom Hill, Swanley

A comprehensively planned employment development at Broom Hill, Swanley, as defined in Appendix 4, will be supported by the Council, subject to confirmation through a Transport Assessment that the transport impacts of development will be acceptable. Proposals should include:

- Development of 4.1 ha of employment land;
- Improved public access to open space through on site provision and improvements in the quality and connectivity of open space on Green Belt land to the north

The proposed layout of development should take account of the noise and air quality constraints that exist on the site and should be sensitive to the existing topography, green infrastructure features of the site and its surroundings and the amenity of nearby properties.

Access to employment development on the site will be provided through the existing employment site to the south.

Enhancement of habitats on Green Belt land to the north of the site will ensure that there is no net adverse impact on biodiversity and, where possible, a net improvement should be secured.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy EMP4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	-	The site is currently Greenfield. As there would be a loss of open permeable land in favour of built development there would be an adverse impact in relation to flooding through the development of this site. The assessment is only a single negative as the site is not within a flood zone and mitigation measures can be put in place as part of the design process.	Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Whilst part of the site is open fields, which can be accessed by the public these are private and do not benefit from any official public rights of way and could be secured to remove access. As such they are not considered to play an important role in improving the health and well-being of the population and reduce inequalities	No mitigation measures identified at this stage.

		in health.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy EMP4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	The site is located in a relatively sustainable location on the outskirts of the main settlement of Swanley. There is easy access to shops and services approximately 1km north west of the site. There are also good public transport links in the vicinity	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy EMP4 allocates a green field site for employment development. This could have a negative impact on air quality. The sustainable location of the site is important in reducing the need to travel and therefore reducing vehicle pollutants. This consideration and the proposed improved open space are considered to balance out the negative impacts.	Core Strategy Policy SP2 requires BREEAM "Very Good" standard construction requirements, which seek to mitigate and reduce the level of greenhouse gas emission.
7. To conserve and enhance biodiversity and geodiversity	--	The site consists of open semi natural green space at present. These types of open space are usually of the highest ecological potential and as such there would be a very negative impact in respect of the potential loss of biodiversity.	Green Infrastructure requirements to be built into the site allocation and to be integral in the design process.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Whilst the site is located within one of the Districts main settlement the site is adjacent to the settlement boundary, and as such there is scope for increasing links and access to the countryside. There is not considered to be a historic core element within Swanley.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	The site is located relatively close to Swanley Railway station and local bus stops. There are also good links to shops, services and community and recreational facilities that heavily reduces the need to travel.	No mitigation measures identified at this stage.
10. To create a high quality built environment	-	The site is currently Greenfield. Redevelopment would result in the loss of open space in favour of development, which is likely to result in a reduction in quality of the overall built environment.	Ensure design is of a high quality and development is of a suitable nature for the location. Matter to be considered in detail through the Development Control process.

<p>1.1 To promote sustainable forms of development and sustainable use of natural resources</p>	-	<p>The site is located in relatively close proximity to Swanley Railway Station and local bus stops. There are also good links to shops, services and community and recreational facilities all within walking distance and thereby reducing the need for vehicular travel.</p> <p>The site is not previously developed and would not constitute a prudent use of a natural resource and thereby cancelling out the positive element to create a neutral.</p>	<p>No mitigation measures identified at this stage.</p>
<p>1.2. To encourage high and stable levels of employment and sustain economic competitiveness</p>	++	<p>The development of the site would result in new employment opportunities through the allocation of land for employment use.</p> <p>This would have a positive impact in relation to this objective and the enhancement of the District's economy.</p>	<p>No mitigation measures identified at this stage.</p>
<p>1.3. To improve the development and retention of skills</p>	++	<p>The development of the site would result in new employment opportunities through the allocation of land for employment use.</p> <p>This would have a positive impact in relation to this objective and opportunities to retain and develop skills.</p>	<p>No mitigation measures identified at this stage.</p>

<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>The allocation of Broom Hill Swanley for employment development would have very positive impacts in relation to the towns economy and opportunities for skills development.</p> <p>The site is sustainably located so there would be positive impacts in relation to the reduced need to travel and providing access to the open countryside, shops, services and facilities.</p> <p>There would be negative aspects in relation to the loss of greenfield land, which has a subsequent negative impact in relation to flood mitigation and biodiversity potential. The site is currently open land and as such there may be a negative impact in relation to the overall quality of the built environment.</p>	<p>Development should include mitigation measures such as SUDs, if appropriate and required at the detailed design stage.</p> <p>Core Strategy Policy SP2 requires BREEAM construction requirements, which seeks to mitigate and reduce the level of greenhouse gas emission.</p>

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3 Environmental Designations

Open Space

The following types of open space have been identified as types that should be protected under Policy GI2;

- Allotment & Community Gardens
- Amenity Green Space
- Cemeteries and Churchyards
- Green Corridor
- Natural & Semi Natural
- Outdoor Sports Facilities
- Parks and Gardens
- Young People and Children Space

Allotment & Community Gardens

This includes all forms of allotments, with a primary purpose to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This type of open space may also include urban farms.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	The protection of land as Allotments or Community Gardens would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	Allotments are recognised as an important land use that provides opportunities for improving physical and mental health. As such the long term protection of land in allotment use would have very positive impacts on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	Allotments have a primary purpose to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	Allotments can provide a number of wider benefits to the community as well as the primary use of growing produce. The provision of allotments provides invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	+	Allotments provide natural habitats and contain rich sources of biodiversity.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

			mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources	++	A primary purpose of allotments and community gardens are to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability. It also promotes a prudent use of natural resources.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	The protection of allotments and community gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts		Mitigation Measures	
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.		The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.	

Amenity Green Space

This type of open space is most commonly found in housing areas. It includes informal recreation spaces and green spaces in and around housing. The primary purpose is to provide opportunities for informal activities close to home or work or to enhance the appearance of residential or other areas.

Much of the focus on the protection of green space in Sevenoaks District has concentrated on large open space areas such as playing fields and the Metropolitan Green Belt.

However, amenity green space can often be valuable in the ‘greening’ of an area but can suffer from development pressures. This is particularly true in urban areas.

The pressure for increased housing in Sevenoaks District makes amenity green spaces particularly vulnerable to development so the protection of sites is particularly important for this typology.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	The protection of land as Amenity Green Space would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	+	Amenity Green Space is recognised as an important land use that provides opportunities for improving physical and mental health through recreational opportunities. As such the long term protection of land in Amenity Green Space use would have very positive impacts on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	0	Amenity Green Space has the primary purpose to provide opportunities for informal activities close to home or work or to enhance the appearance of residential or other areas as such there is not	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

		considered to be a significant.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	+	Amenity Green Space can provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	+	Amenity Green Spaces provide natural habitats and contain rich sources of biodiversity.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources	0	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	The protection of Amenity Green Spaces would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts		Mitigation Measures	
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.		The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.	

Cemeteries and Churchyards

Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for burial of the dead and quiet contemplation.

A secondary purpose is the promotion of wildlife conservation and biodiversity.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	The protection of land as cemeteries and churchyards would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	0	Cemeteries and churchyards would not provide opportunities for improving physical and mental health through recreational opportunities and as such there is not considered to be a significant impact.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	0	Cemeteries and churchyards do not provide opportunities for informal activities that combat social exclusion and as such there is not considered to be a significant impact.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	0	Cemeteries and churchyards do not access to services or facilities and as such there is not considered to be a significant impact.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	Cemeteries and churchyards provide positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	++	Cemeteries and churchyards provide natural habitats and contain rich sources of biodiversity, which due to their relatively untouched nature are excellent sites for biodiversity conservation.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Cemeteries and churchyards provide important untouched backdrops to some of the District's most valuable historic assets in the form of listed churches and help preserve and enhance the buildings characters.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources	0	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	The protection of cemeteries and churchyards would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts		Mitigation Measures	
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.		The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.	

Green Corridors

Green corridors include towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. Their primary purpose is to provide opportunities for walking, cycling and horse riding (for leisure purposes and travel) and opportunities for wildlife migration. Walking and horse riding are important recreational activities in the District and information on routes can be found on Kent County Council’s Public Rights of Way map.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	Green Corridors have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	Green Corridors are recognised as an important land use that provides opportunities for improving physical and mental health through recreational opportunities such as walking and cycling. As such the long term protection of land Green Corridors would have very positive impacts on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	0	Green Corridors have the primary purpose to provide opportunities for informal recreational activities as such there is not considered to be a significant impact in relation to reducing poverty and social exclusion.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	+	Green Corridors can provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

7. To conserve and enhance biodiversity and geodiversity	+	Green Corridors provide natural habitats and contain rich sources of biodiversity, albeit recreational activities can limit biodiversity opportunities in some areas.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Green Corridors provide excellent links with the countryside and historic environment and provides accessible routes for cyclists and pedestrians that result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Green Corridors provide excellent links and provides accessible routes for cyclists and pedestrians that reduce the need for vehicular use and can result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	The protection Green Corridors would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources.	+	Green Corridors provide excellent links and provides accessible routes for cyclists and pedestrians that reduce the need for vehicular use whilst preserving the natural character of the area. This can result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The protection of Green Corridors would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	The protection of Green Corridors would have a neutral impact upon this sustainability objective	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Natural and Semi-Natural Green Space

This type of open space includes woodlands, urban forestry, scrubland, grasslands (e.g. downlands, commons, and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and bio-diversity within the settlement boundaries.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	Natural and Semi-Natural Green Space has a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	+	Natural and Semi-Natural Green Spaces are recognised as a use that provides opportunities for improving physical and mental health through recreational opportunities such as walking. As such the long term protection of Natural and Semi-Natural Green Space would have a positive impact on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	0	Natural and Semi-Natural Green Space have the primary purpose to provide opportunities for biodiversity and wildlife conservation and as such there is not considered to be a significant impact in relation to reducing poverty and social exclusion.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	+	Natural and Semi-Natural Green Space can provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	++	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees. However the concentration of trees in areas of natural and semi natural green space provides a greater natural positive in	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

		combating air quality problems.	
7. To conserve and enhance biodiversity and geodiversity	++	Natural and Semi-Natural Green Space provide rich natural habitats for biodiversity and are the most suitable types of green space for attracting and maintaining biodiversity.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Natural and Semi Natural Green Space covers areas of Heritage Woodland and Ancient woodland, which in itself is an important Heritage Asset that should be preserved and enhanced and that should be protected for general public access. It also provides accessible routes for cyclists and pedestrians that result in a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources.	0	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	The protection of Natural and Semi Natural Green Space would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts		Mitigation Measures	
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.		The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.	

Outdoor Sports Facilities

The assessment of sports facilities covers both outdoor (as per the PPG17 typology) and indoor sports facilities.

Outdoor sports facilities is a wide-ranging category of open space and includes natural and artificial surfaces either publicly or privately owned, which are used for sport and recreation. Examples include playing pitches, athletics tracks, bowling greens and tennis courts. The primary purpose is participation in outdoor sports.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	Outdoor Sports Facilities have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	Outdoor Sports Facilities are recognised as the type of open space use that provides the best opportunities for improving physical and mental health through formal sport provision. The protection of Outdoor Sports Facilities would have a very positive impact on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	Outdoor Sports Facilities are recognised as a type of open space use that provides the opportunities for reducing poverty and social exclusion by bringing people of different origin and background together through sport. As such it is considered that this would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	Outdoor Sports Facilities provide a number of benefits to the community, including invaluable opportunities for people to enjoy them for sport and social and recreational purposes.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	0	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources.	0	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	The Outdoor Sports Facilities would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts		Mitigation Measures	
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.		The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.	

Parks and Gardens

This type of open space includes urban parks, formal gardens and country parks.

These provide opportunities for informal recreation and community events. This typology also has many wider benefits including a sense of place for the local community, ecological and education benefits, help with social inclusion and provide structural and landscaping benefits.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	Parks and Gardens have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	+	Any green open space, by its very nature, is porous and helps combat and minimise the potential harm of flooding. Protection of land in open use would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	Parks and Gardens are recognised as a type of open space use that provides excellent opportunities for improving physical and mental health through informal sport and general recreation. The protection of Parks and Gardens would have a very positive impact on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	Parks and Gardens are recognised as a type of open space use that provides the opportunities for reducing poverty and social exclusion by bringing people of different origin and background together through recreational opportunities. Parks provide opportunities for informal meetings and for organised social events such as fetes and village events.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	As such it is considered that this would have a positive impact in relation to this objective. Parks and Gardens provide a number of benefits to the community, including invaluable opportunities for people to enjoy informal sport	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

		and social and recreational events such as fetes and village events.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	All open space provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	0	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources.	0	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	Parks and Gardens would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts		Mitigation Measures	
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.		The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.	

Provision For Children And Young People

This type of open space includes areas such as equipped play areas, ball courts, skateboard areas and teenage shelters. They have the primary purpose of providing opportunities for play and social interaction involving both children and young people.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective as there is no impact upon the development of sustainable housing.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment.	0	The provision of open space for children and young people would have a neutral impact upon flooding as the majority of these facilities involve the laying of large areas of hardstanding or padded play area that are not permeable.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
3. To improve the health and well-being of the population and reduce inequalities in health.	++	The provision of open space for children and young people provides excellent opportunities for improving physical and mental health through informal play opportunities and general recreation. The protection would have a very positive impact on improving health and well-being and reducing inequalities in health.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.	+	The provision of open space for children and young people is recognised as a type of open space use that provides the opportunities for reducing poverty and social exclusion by bringing people of different origin and background together through recreational and play opportunities. As such it is considered that this would have a positive impact in relation to this objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment.	++	The provision of open space for children and young people provide a number of benefits to the community, including invaluable opportunities for children and parents to enjoy informal and structured play facilities.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	The provision of open space for children and young people provides positive impacts on air quality either through the openness of the land, the role of a buffer or through direct features such as trees.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
7. To conserve and enhance biodiversity and geodiversity	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
10. To create a high quality built environment	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
11. To promote sustainable forms of development and sustainable use of natural resources.	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.
13. To improve the development and retention of skills	0	The provision of open space for children and young people would have a neutral impact upon this sustainability objective.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

Summary & Cumulative Impacts	Mitigation Measures
The protection of this open space will have only positive impacts with know negative impacts on any of the Council's key sustainability objectives.	The ADMP seeks to protect this land type and resist any form of development. As such no mitigation measures are required.

4 Development Management Policies

This section appraised the following Development Management Policies, which by chapter heading are as follows; (Policies highlighted in bold have reasonable alternative appraisals)

Chapter 1 - Sustainable Communities and Development Principles
Policy SC1 – Presumption in Favour of Sustainable Development

Chapter 2 - Environment
Policy EN1 - Design Principles
Policy EN2 – Amenity Protection
Policy EN3 – Demolition in Conservation Areas
Policy EN4 – Heritage Assets
Policy EN5 - Outdoor Lighting
Policy EN6 – Noise Pollution

Chapter 3 - Housing and Residential Development
Policy H3 - Residential Subdivision
Policy H4 – Reuse and Protection of Existing Housing Stock

Chapter 4 - The Economy and Employment
Policy EMP5 – Non Allocated Employment Sites

Chapter 5 - Town and Local Centres
Policy LC1 – Sevenoaks Town Centre
Policy LC2 – Swanley Town Centre
Policy LC3 – Edenbridge Town Centre
Policy LC4 – Neighbourhood and Village Centres

Chapter 6 - Green Infrastructure and Open Spaces
Policy GI1 – Green Infrastructure and New Development
Policy GI2 – Loss of Open Space

Chapter 7 - The Green Belt

- Policy GB7 – Limited Extensions Dwellings in The Green Belt
- Policy GB8 – Basements within Residential Developments in the Green Belt
- Policy GB9 – Residential Outbuildings in the Green Belt
- Policy GB4 - Replacement Dwellings in The Green Belt
- Policy GB5 – Dwellings Permitted Under Very Special Circumstances or as Rural Exceptions.
- Policy GB6 – Siting of Caravans and Mobile Homes
- Policy GB7 – Re-Use of Non Residential Buildings within The Green Belt
- Policy GB8 – Limited Extensions to non residential buildings in the Green Belt.
- Policy GB9 – Replacement non residential buildings in the Green Belt.
- Policy GB70 – Green Belt Boundary

Chapter 8 - Leisure and Tourism

- Policy LT1 - Tourist Accommodation and Visitor Attractions
- Policy LT2 - Equestrian Development
- Policy LT2 – Brands Hatch

Chapter 9 - Community Facilities

- Policy CF1 - Re-Use of Redundant School Buildings**
- Policy CF2 - Loss of Neighbourhood Services And Facilities

Chapter 10 - Travel and Transport

- Policy T1 - Mitigating Travel Impact
- Policy T2 - Vehicle Parking
- Policy T3 – Provision of Electric Vehicle Charging Points

Chapter 1: Sustainable Communities and Development Principles

Policy SC 1 – Presumption in Favour of Sustainable Development

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

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

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

Where appropriate to the proposed development, proposals should have regard to:

- a) the compatibility and suitability of the proposal to its location;
- b) the impact of the proposal on the surrounding environment, landscape, habitats and biodiversity, including the Green Belt and AONB;
- c) the contribution to creating balanced communities;
- d) the conservation and enhancement of the Districts cultural heritage;
- e) the contribution to and impact on the District's economy;
- f) the impact on existing infrastructure and contribution to new supporting infrastructure.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP.</p> <p>Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to providing sustainably constructed or affordable houses.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	<p>A criterion b) of the policy seeks to address the impact of development on the surrounding environments and will include the consideration of flood risk and potential harm that may arise.</p>	Consideration of explicit reference to the technical flood guidance that accompanies the NPPF.
3. To improve the health and well-being of the population and reduce inequalities in health	0	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to health and well-being.</p>	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	<p>Criteria c) of the policy states that where appropriate development proposals should have regard to the contribution to creating balanced communities.</p> <p>Whilst the reference is fairly generic the purpose is to help combat poverty and social exclusion and close the gap between the most deprived areas and the rest</p>	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP.</p> <p>However the policy does not include specific criteria to improve accessibility to facilities and services.</p>	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas	+	<p>A criterion b) of the policy seeks to address the</p>	No mitigation measures identified at this stage

<p>emissions) and ensure air quality continues to improve</p>		<p>impact of development on the surrounding environments and will include the consideration of impact on pollution and air quality.</p> <p>The final paragraph of the policy states a requirement to comply with other Core Strategy and ADMP policies, which include the Council's approach to air quality.</p>	<p>as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p style="text-align: center;">+</p>	<p>A criterion b) of the policy seeks to address the impact of development on the surrounding environments and will include the consideration of impact on biodiversity.</p>	<p>No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p style="text-align: center;">+</p>	<p>Criteria d) of the policy states that where appropriate development proposals should have regard to the conservation and enhancement of the District's cultural heritage..</p> <p>Whilst the reference is fairly generic the purpose is to help protect, enhance and make accessible for enjoyment, the countryside and the historic environment.</p>	<p>No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p style="text-align: center;">o</p>	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to measures to reduce the need to travel.</p>	<p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	<p style="text-align: center;">o</p>	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to design.</p>	<p>No mitigation measures identified at this stage.</p>
<p>11 To promote sustainable forms of development and sustainable use of natural resources</p>	<p style="text-align: center;">++</p>	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. The policy is explicit as to the issues that the Council will consider in determining how sustainable a</p>	<p>No mitigation measures identified at this stage.</p>

<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>+</p>	<p>proposal is. Criteria e) of the policy states that where appropriate development proposals should have regard to the contribution and impact upon the District's economy. Whilst the reference is fairly generic the purpose is to encourage high and stable levels of employment and sustain economic competitiveness.</p>	<p>No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.</p>
<p>13. To improve the development and retention of skills</p>	<p>o</p>	<p>The purpose of policy SC1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP. Whilst all proposals will be subject to the policy the policy would not have directly positive impacts in relation to skills development or retention.</p>	<p>No mitigation measures identified at this stage.</p>
<p>Summary & Cumulative Impacts</p>		<p>Mitigation Measures</p>	
<p>The policy is a high level sustainable development policy that reflects the objectives of sustainable Development as set out in the National Planning Policy Framework. Ultimately the majority of the criteria contained within the policy are expanded upon in more detail within either the Core Strategy or alternative policies within the ADMP.</p>		<p>No mitigation measures identified for this policy.</p>	

Chapter 2: Environment

Policy EN1 – Design Principles

Proposals which would create high quality design and meet the following criteria will be permitted:

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

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

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>The purpose of policy EN1 is to set out the key design criteria that will apply to all development proposals. It includes a number of specific criteria to promote good design and a high quality development.</p> <p>The specific design criteria will help deliver, among other developments, high quality and well designed housing and will therefore have very positive impacts in relation to providing sustainably constructed and affordable houses.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	<p>Policy EN1 seeks to promote key design principles, but does not include any reference to flooding, which is predominantly an issue covered in technical guidance to the National Planning Policy Framework.</p> <p>Criteria b) states that natural features such as ponds should be incorporated into the layout of the proposed development. Criteria e) states that green infrastructure features including sustainable drainage systems should be incorporated into the design. Criteria f) also requires all footways, car and cycle parking areas to be permeable. These will help to reduce and manage the risk of surface water flooding.</p>	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>The policy has criteria to retain and enhance green infrastructure features which will help to improve the health and well being of the</p>	No mitigation measures identified at this stage.

		<p>population. It also states that new development should be inclusive and make provision for the safe and easy access of those with disabilities.</p>
<p>4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest.</p>	<p>0</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>The policy does not contain specific criteria to help combat poverty and social exclusion and close the gap between the most deprived areas and as such this policy obtains a neutral score when assessed against this sustainability objective.</p> <p>No mitigation measures identified at this stage.</p>
<p>5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment</p>	<p>0</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>However the policy does not include specific criteria to improve accessibility to facilities and services.</p> <p>No mitigation measures identified at this stage.</p>
<p>6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>0</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>The policy does not include specific criteria to improve air quality and as such scores a neutral score against this objective.</p> <p>No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>++</p>	<p>Within policy EN1 there is a specific criterion that seeks to ensure that opportunities for increasing biodiversity are encouraged within new development.</p> <p>This criterion compliments the detailed proposals and promotes biodiversity protection as a key planning principle, therefore, this policy should have a significant positive impact upon the conservation and enhancement of biodiversity within the District.</p> <p>No mitigation measures identified at this stage.</p>

<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>0</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>There is a fairly generic reference to preserving distinctive local character and a criterion that seeks to protect buildings and spaces that have positive impacts upon an area. However these are generic and do not relate explicitly to protecting historic environment or the countryside.</p>	<p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>+</p>	<p>The purpose of policy EN1 is to place a presumption in favour of Sustainable Development into the heart of the ADMP.</p> <p>Criteria f) of the policy states that footways and streets would provide connectivity with neighbouring areas, therefore making development more accessible and reducing the need to travel convoluted distances.</p>	<p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	<p>++</p>	<p>The overriding purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment.</p> <p>This policy will therefore have a very positive impact upon this sustainability objective.</p>	<p>No mitigation measures identified at this stage.</p>
<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p>0</p>	<p>The promotion of sustainable development objectives is set out within policy SC1. Policy EN1 does not seek to repeat the content from the previous policy and as such does not include a specific criterion that seeks to promote sustainable development.</p>	<p>No mitigation measures identified at this stage.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>0</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the District, which will seek to create a high quality built environment. There are no explicit references to economic factor within this policy.</p>	<p>No mitigation measures identified at this stage.</p>
<p>13. To improve the development and retention of skills</p>	<p>0</p>	<p>The purpose of policy EN1 is to set out the key design and development principles for the</p>	<p>No mitigation measures identified at this stage.</p>

	<p>District, which will seek to create a high quality built environment. There are no explicit references to skills retention within this policy.</p>
<p>Summary & Cumulative Impacts</p>	
<p>The purpose of the policy is to provide key design guidance to drive high quality development. The policy scores very well against the objective of creating high quality housing and built environment.</p>	<p>Mitigation Measures</p>

Policy EN2 – Amenity Protection

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live. The policy does not contribute directly to the delivery of affordable housing but applies to development as a whole.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live. Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
3. To improve the health and well-being of the population and reduce inequalities in health	++	Policy EN2 explicitly promotes the protection of amenity for the benefits of health and well being to ensure that residents aren't detrimentally affected by development proposals. The policy provides a sufficient mechanism to refuse development if it harms the living conditions of residents with the sole intention of promoting well being.	No mitigation measures required.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a	No mitigation measures identified at this stage.

		high quality place to live.	
		Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	<p>Policy EN2 includes criteria to protect neighbouring amenities from unacceptable impacts of development and includes adverse impact that maybe caused by air pollution.</p> <p>Whilst this is based on protecting amenity rather than pollution control it is in line with this strategic objection.</p>	No mitigation measures identified at this stage as more expansive policies contained elsewhere in either the draft ADMP or adopted Core Strategy.
7. To conserve and enhance biodiversity and geodiversity	0	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	<p>Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live.</p> <p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	<p>Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p> <p>Policy EN2 protects the amenities of residents and occupiers within the District. The high quality environment is considered to be a combination of both the visual built form and the</p>	No mitigation measures identified at this stage.

		wider environment. As such the policy is considered to play an important role integral to maintaining a high quality built environment.	
1.1 To promote sustainable forms of development and sustainable use of natural resources	0	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live. Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
1.2. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live. Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
1.3. To improve the development and retention of skills	0	Policy EN2 seeks to protect the amenities of residents and occupiers of new development to ensure that new and existing development is a decent place to live. Policy EN2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The policy seeks to protect the living conditions of future occupiers of developments and those that surround them. This policy will therefore have positive impacts upon people's health and well being, as well as being paramount in ensuring high quality environments within the District.	No mitigation measures identified at this stage.

EN3 – Demolitions in Conservation Areas

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
7. To conserve and enhance biodiversity and geodiversity	0	Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy EN3 contains the detailed criterion that seeks to preserve and enhance the District's heritage assets by ensuring demolitions in conservation areas are acceptable and that suitable plans exist to replace a demolished building.	No mitigation measures identified at this stage
9. To reduce the need to travel, encourage alternatives to	0	Policy EN3 does not contain any criteria that	No mitigation measures identified at this stage

<p>the car, and make the best use of existing transport infrastructure</p>		<p>contributes or conflicts with this strategic sustainability objective.</p>	
<p>10. To create a high quality built environment</p>	<p>++</p>	<p>Policy EN3 contains the detailed criterion that seeks to preserve and enhance the District's heritage assets by ensuring demolitions in conservation areas are acceptable and that suitable plans exist to replace a demolished building. This supports the wider objective of creating a high quality built environment regardless of whether it is a designated heritage asset.</p>	<p>No mitigation measures identified at this stage</p>
<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p>0</p>	<p>Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	<p>No mitigation measures identified at this stage</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>0</p>	<p>Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	<p>No mitigation measures identified at this stage</p>
<p>13. To improve the development and retention of skills</p>	<p>0</p>	<p>Policy EN3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.</p>	<p>No mitigation measures identified at this stage</p>
<p>Summary & Cumulative Impacts</p>		<p>Mitigation Measures</p>	
<p>The policy is very specific to demolition proposals in Conservation areas and as such will have positive impacts in relation to maintaining the historic character and quality of the built environment. There will be no negative impacts in relation to any of the sustainability appraisal objectives.</p>		<p>No mitigation measures identified at this stage.</p>	

EN4 – Heritage Assets

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

Applications will be assessed with reference to the following:

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	Consideration of the need to build sustainable construction methods into development on heritage assets when resulting in a new dwelling.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
7. To conserve and enhance biodiversity and geodiversity	+	Policy EN4 contains the detailed criteria that seek to preserve and enhance the District's heritage assets which include important veteran and ancient trees.	In the case of protected trees/woodland consideration could be given to the impact on the role that it plays in terms of enhancing biodiversity and wildlife opportunities.

8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy EN4 contains the detailed criteria that seeks to preserve and enhance the District's heritage assets and sits alongside the guidance set out in the NPPF.	No mitigation measures identified at this stage
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
10. To create a high quality built environment	++	Policy EN4 contains the detailed criteria that seeks to preserve and enhance the District's heritage assets, which supports the wider objective of creating a high quality built environment regardless of whether it is a designated historic asset.	No mitigation measures identified at this stage
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
13. To improve the development and retention of skills	0	Policy EN4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy seeks to protect all forms of heritage asset to the benefit of the District's natural and historic environment.</p> <p>The classification of ancient trees and woodland as a heritage asset also would see this policy have a positive impact in relation to the preservation and enhancement of biodiversity.</p>	<p>Consideration of the need to build sustainable construction methods into development on heritage assets when resulting in a new dwelling.</p> <p>With heritage assets such as ancient woodland and veteran trees consideration could be given to the impact on the role that it plays in terms of enhancing biodiversity and wildlife opportunities.</p>

Policy EN5 – Outdoor Lighting

Proposals for lighting that affect the outdoor environment which meet the following criteria will be permitted:

- a) the proposal would be integrated within a wider related development scheme;
- b) any impact on the night sky would be minimised through the alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity
- c) there would be no harmful impact on privacy or amenity for nearby residential properties;
- d) the proposal would preserve or enhance the character or appearance of any Heritage Asset which may be affected;
- e) any potential impacts on wildlife would be avoided or adequately mitigated where avoidance is not possible; and
- f) where proposals affect Areas of Outstanding Natural Beauty or open countryside, it can be demonstrated that the lighting is essential for safety or security reasons.

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	+	Policy EN5 has specific criteria that seeks to ensure the impact on wildlife is taken into consideration when considering lighting proposals.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy EN5 sets out those proposals for lighting that affect the outdoor environment in Areas of Outstanding Natural Beauty or open countryside will not be permitted unless strict criteria are satisfied and the lighting is essential for safety or security reasons and where the proposal preserves or enhances the character or appearance of any Historic Asset which may be affected.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	Policy EN5 sets out that proposals for outdoor lighting should be addressed against strict criteria to ensure they adhere to ensuring the maintenance of a high quality built environment, which is the objective of the policy.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy EN5 now includes specific criteria to seek low energy illumination and other controls relevant to sustainable development. These changes were implemented following the 'options' interim Sustainability Appraisal that was carried out.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy EN5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
The policy seeks to appropriately control outdoor lighting and is fairly limited in its		No mitigation measures identified.	

<p>scope. The control of outdoor lighting will have positive impacts in relation to improving the built environment, preventing pollution and protecting biodiversity.</p>	
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Policy EN6 – Noise Pollution

Proposals which would meet the following criteria will be permitted:

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

Where proposals for high noise generating development would affect Areas of Outstanding Natural Beauty or open countryside or sites designated for their biodiversity value, development will not be permitted if it would undermine the character or harm the biodiversity of these areas.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy EN6 seeks to protect neighbouring amenity and ensure that noise impact does not have a harmful impact upon their health, well being and enjoyment of their dwelling.	No mitigation measures identified at this stage
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
7. To conserve and enhance biodiversity and geodiversity	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
8. To protect, enhance and make accessible for	+	Policy EN6 contributes to this objective in that it	No mitigation measures identified at this stage

enjoyment, the countryside and the historic environment		states that Proposals for high noise generating development in the AONB will not be permitted if it undermines the tranquility of these important landscape areas.	No mitigation measures identified at this stage
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
10. To create a high quality built environment	+	Policy EN6 relates to this strategic objective and sets out that Planning permission will be granted for new development where the developer can demonstrate that the proposal does not have an unacceptable impact on the acoustic environment of surrounding occupiers or result in a development with unacceptable noise levels that cannot be adequately mitigated. This requirement help ensure the delivery of a high quality built environment.	No mitigation measures identified at this stage
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
13. To improve the development and retention of skills	0	Policy EN6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage
Summary & Cumulative Impacts		Mitigation Measures	
The policy is specific in nature and affords residents and neighbours of new development protection against unacceptable noise conditions. This subsequently has a positive impact in relation to improving the quality of the built environment and maintaining healthy living conditions through development.		No mitigation measures identified at this stage	

Chapter 3: Housing and Mixed Use Development

H3 – Residential Subdivision

Within the built confines of existing settlements proposals for the subdivision of residential properties into smaller units which would meet the following criteria will be permitted:

- a) the building would be structurally suitability for subdivision;
- b) the proposal, including any extensions, hard standing, enclosure or other ancillary element would reflect the form, integrity and character of the building and its surroundings; and
- c) Suitable parking and access arrangements could be achieved.

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Policy H3 is a key policy for this strategic objective. It allows potential redevelopment to be driven by market need and sets the provision for ensuring that everyone has the opportunity to live in a decent home and in conjunction with the Core Strategy will help provide invaluable affordable housing through either onsite provision in large schemes or financial contributions in smaller scale schemes.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy H3 can indirectly assist this objective in that the policy allows the facilitation of smaller residential units in appropriate locations allowing	No mitigation measures identified at this stage.

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		greater opportunity for more balanced communities.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy H3 allows the conversion of existing large dwellings in the Green Belt into flats, whilst ensuring developments would not have unwanted impacts upon the countryside and Green Belt. Such conversions will allow large Green Belt buildings to provide smaller units and increase opportunities to live and access countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy H3 promotes the subdivision of large plots in suitable locations, which will judge by their individual merits in terms of sustainability. Within existing settlements the policy has potential to reduce car use and make better use of public transport, yet in the Green Belt it may encourage more people to live in remote locations and be reliant on private vehicle. As this is considered to be a neutral assessment	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy H3 promotes the subdivision of large plots in suitable locations subject to the protection of amenity and area character.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy H3 promotes the subdivision of large plots in suitable locations, which will be judged by their individual merits in terms of sustainability. However, in the Green Belt it may encourage more people to live in remote locations and be reliant on private vehicle.	No mitigation measures identified at this stage.
		Overall as the policy has potential to see PDL maximised and existing housing development intensified. It is considered to remain positive.	

12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy H3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
The policy would have a number of positive impacts, predominantly as a result of the role that the policy will play in creating new small residential units. There are also other positive impacts in respect of the promotion of smaller units and their role in promoting sustainable development and the prudent use of natural resources.		No mitigation measures identified at this stage.	

H4 – Re-use and Protection of Existing Housing Stock

The Council will support proposals that bring empty properties back into residential use or provide opportunities for tenants to downsize.

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

- a) the dwelling no longer provides accommodation of a satisfactory standard and is incapable of being improved at reasonable expense;
- b) the locality and character of the surroundings are no longer appropriate for residential purposes; or
- c) the dwelling is located within a Primary or Secondary Retail Frontage, a Neighbourhood or Village Centre Area or land allocated for business uses within Policy EMP1, as defined in Appendices 7, 8 and 4.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	<p>Policy H4 is a key policy for ensuring that everyone has the opportunity to live in a decent, sustainably constructed and affordable home, and allows the flexibility to change existing dwellings in order to better meet market needs.</p> <p>In conjunction with the Core Strategy the requirement should also help deliver affordable housing as a result of subdivision of plots into apartments where net increases in units are the result.</p>	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy H4 does not specifically include reference to poverty and social exclusion, the ability for residents to occupy properties that meet their individual life needs is a critical to ensuring well being and social cohesion. This policy should help ensure the flexibility to downsize properties where appropriate as well as ensuring the protection of existing housing stock to ensure	No mitigation measures identified at this stage.

		that market and affordable housing can help meet local need.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy H4 sets out criteria that seeks to only allow the downsizing or loss of residential dwellings where the locality and character of the surroundings are no longer appropriate for residential purposes in an attempt to maintain a high quality built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy H4 promotes the reuse of existing housing stock, making best use of previously developed land and ensuring that dwelling sizes meet the identified housing needs of the District's population. This ensures the maximisation of existing wasted stock.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy H4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
Policy H4 relates specifically to the protection of existing housing stock and therefore does not have a significant impact on many of the sustainability objectives.		No mitigation measures identified at this stage.	

<p>The positive assessments are in relation to protecting housing and ensuring people have high quality places to live, promoting sustainable development by protection existing stock for future occupation and protecting the quality of the built environment.</p>	
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Chapter 4: Employment

EMP5 – Non Allocated Employment Sites

When considering proposals for the creation or loss of employment on unallocated sites, the Council will assess the impact of the proposals on the environment, local economy and the local community.

For new proposals the Council will also consider the impact on the transport network and ensure there is no harm to surrounding uses, including nature conservation areas.

Proposals for mixed use redevelopment on existing unallocated business sites will be permitted providing the proposal includes a significant element of business use and the proposal complies with all other relevant planning policies.

The Council will permit the loss of non allocated lawful business premises and sites to other uses provided it can be demonstrated, to the satisfaction of the Council, that the site has been unsuccessfully marketed for re-use in employment for a period of at least 6 months and that there is no longer a demand for business use at the site/premises.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy EMP5 seeks to encourage the provision of employment generating development including services and facilities.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	+	Policy EMP5 contains a criterion that seeks to	No mitigation measures identified at this stage.

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		protect nature conservation.	
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy EMP5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy EMP5 seeks to ensure all new employment development should have a positive impact on the environment, local economy and local community in accordance with the objectives of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy EMP5 sets out criteria to protect existing employment and encourage new employment provision to the benefit of the District's economy.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Policy EMP5 sets out criteria to protect existing employment and encourage new employment provision, which can have the knock-on affect of providing facility to develop and retain skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>The protection of non allocated employment sites in employment use will have a positive impact in relation to maintaining accessibility to local employment opportunities and skills retention. The policy is also consistent with the objectives of sustainable development and reducing the need to travel to find such employment opportunities.</p> <p>The most significant positive in relation to the policy is the impact upon the District's economy and economic competitiveness by protecting small scale and start up units.</p>	No mitigation measures identified at this stage.

Other Reasonable Alternatives

NON ALLOCATED EMPLOYMENT SITES	
Core Strategy Policy SP8 protects the District's identified core employment stock.	
Option A appraises a policy that protects non allocated employment sites by insisting that they should be re-used in employment use in the first instance. However the policy would apply a more relaxed approach to the process of marketing that applicant would need to go through to demonstrate that the site is no longer required in employment use compared to that of SP8 of the Core Strategy.	
Option B is to not provide any protection to non allocated employment sites and allow them to be redeveloped for residential and other uses.	
Option A	Option B
Protect non allocated employment site in business use where viable.	No protection, which in a Sevenoaks context is likely to result in sites being redeveloped primarily residential use.
Option A Appraisal	
The very positive assessment of retaining non allocated employment is in relation to objective 12, which seeks to encourage employment and economic stability.	
There would also be beneficial impacts in relation to objectives 5 (protecting access to employment and services), 9 (reducing the need to travel), 11 (Promoting sustainable forms of development) and 13 (providing opportunities to develop skills).	
Protecting non allocated employment sites would have a negative impact on providing new housing (objective 1) as it acts as a potential constraint to developing PDL sites.	
Option B Appraisal	
Option B would have very positive impacts in relation to objective 1 (providing housing).	
It would also have positive impacts in relation to objectives 10, which seeks to create a high quality built environment and 11, to promote sustainable forms of development and prudent use of natural resources.	
There would be very negative impacts in relation to objective 12 which seeks to encourage high and stable levels of employment.	
Other negative impacts include the impact on accessibility to employment (objective 5), the increased need to travel (objective 9) and opportunities to develop or retain skills (objective 13).	

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	-	0	0	0	+	0	+	0	+	0	+	++	+
Option B	++	0	0	0	-	0	0	0	-	+	+	--	-

Chapter 5: Town and Local Centres

LC1 – Sevenoaks Town Centre

- a) Within Sevenoaks Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b), c) and d):
 - outside the Primary Retail Frontages and the area defined in Policy EMP1(g) for B1 Business Use, and
 - on the upper floors of units within Sevenoaks Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Sevenoaks Primary Retail Frontage, at least 70% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours.
- c) Within the Sevenoaks Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Ground floor A Class uses will be maintained except where evidence is provided by the applicant to show that these uses are no longer financially viable. In such circumstances, non-residential town centre uses at ground floor level would be permitted.

Within the areas defined in Policy EMP1 Business Uses will be retained or permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC1 sets out that residential uses of the upper floors of units within Sevenoaks town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LC1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC1 states that community facility uses of the upper floors of units within Sevenoaks town centre will be encouraged where there will be no adverse impact on the functioning of the ground	No mitigation measures identified at this stage.

contributes or conflicts with this strategic sustainability objective.

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Summary & Cumulative Impacts	Mitigation Measures
<p>This policy is specific to Sevenoaks Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>

Other reasonable alternatives

The option of not having a policy which protects retail uses within town centres was also appraised. The appraisal can be found at the end of the neighbourhood centre policy LC4.

LC2 – Swanley Town Centre

- a) Within Swanley Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b), c) and d):
 - outside the Primary Retail Frontages, and
 - on the upper floors of units within Swanley Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Swanley Primary Retail Frontage, at least 80% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be permitted where this would be complementary to the predominant retail function.
- c) Within the Swanley Secondary Retail Frontage, proposals for the use of ground floor premises for retail and other A Class uses will be permitted where they would not lead to a dead town centre frontage. Ground floor A Class uses will be maintained except where evidence is provided by the applicant to show that these uses are no longer financially viable units in these uses. In such circumstances, non-residential town centre uses at ground floor level would be permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC2 sets out that residential uses of the upper floors of units within Swanley town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC2 states that community facility uses of the upper floors of units within Swanley town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include important community facilities that would impact upon the health and wellbeing of the	No mitigation measures identified at this stage.

			Town's population.	
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+		Policy LC2 states that community facility uses of the upper floors of units within Swanley town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include facilities that could positively help impact upon social inclusion of the Town's population.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++		Policy LC2 encourages essential services and facilities to the town centre providing good economic and employment opportunities.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0		Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0		Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0		Policy LC2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+		Policy LC2 focuses development on the Town Centre where good shopping and employment provision apply and where there is good accessibility thereby limiting the need to travel by car.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+		Policy LC2 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+		Policy LC2 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment and encouraging the use of PDL and limiting the need to travel in line with sustainable development objectives.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++		Policy LC2 focuses development on the Town Centre encouraging a vibrant and vital town centre and encouraging high levels of employment and economic competitiveness.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0		Policy LC2 does not contain any criteria that contributes or conflicts with this strategic	No mitigation measures identified at this stage.

sustainability objective.

Summary & Cumulative Impacts	Mitigation Measures
<p>This policy is specific to Swanley Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>

Other reasonable alternatives

The option of not having a policy which protects retail uses within town centres was also appraised. The appraisal can be found at the end of the neighbourhood centre policy LC4.

LC3 – Edenbridge Town Centre

- a) Within Edenbridge Town Centre, residential, business, leisure, entertainment, arts, culture, tourism or community facility uses will be permitted where consistent with criteria b) and c)
 - outside the Primary Retail Frontage, and
 - on the upper floors of units within Edenbridge Primary Retail Frontages where there will be no adverse impact on the functioning of the ground floor use.
- b) Within the Edenbridge Primary Retail Frontage, at least 45% of the ground floor frontage will be maintained in A1 use. Where proposals would not lead to the percentage of A1 frontage falling below this level, A Class uses will be permitted where they would complement the predominant retail function and not lead to a dead town centre frontage during regular shopping hours. Proposals resulting in the change of use of existing non-A1 uses within the Primary Frontage to retail and other A class uses will be permitted where this would be complementary to the predominant retail function.
- c) In the Northern and Southern Areas of Edenbridge town centre, the balance between shops, services and community facilities and residential uses should be maintained, except, where evidence is provided by the applicant to show that these non-residential uses are no longer financially viable. In such circumstances, residential redevelopment will be acceptable. Proposals that would result in changes between town centre uses in these areas will be permitted.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC3 sets out that residential uses of the upper floors of units within Edenbridge town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC3 states that community facility uses of the upper floors of units within Edenbridge town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include facilities that would impact upon the health and wellbeing of the Town's population.	No mitigation measures identified at this stage.

4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy LC3 states that community facility uses of the upper floors of units within Edenbridge town centre will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such community facilities could include facilities that could positively help impact upon social inclusion of the Town's population.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy LC3 encourages essential services and facilities to the town centre providing good economic and employment opportunities.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy LC3 focuses development on the Town Centre where good shopping and employment provision apply and where there is good accessibility.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LC3 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy LC3 focuses development on the Town Centre encouraging a vibrant and vital town centre to the benefit of the wider built environment and encouraging the use of PDL and limiting the need to travel.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LC3 focuses development on the Town Centre encouraging a vibrant and vital town centre and encouraging high levels of employment and economic competitiveness.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy LC3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>This policy is specific to Edenbridge Town Centre and takes into consideration the unique characteristics and planning issues of the town. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>

Other reasonable alternatives

The option of not having a policy which protects retail uses within town centres was also appraised. The appraisal can be found at the end of the neighbourhood centre policy LC4.

LC4 – Neighbourhood and Village Centres

Within neighbourhood and village centres, as defined in Appendix 8, a range of shops (including Use Class A1) and services (including Use Classes A2, A3, A4 and A5) will be maintained.

Changes of use between shopping and service uses within neighbourhood and village centres will be permitted where this would not lead to the loss of A1 units serving the day to day needs of the community or required to ensure that the centre is capable of meeting the day to day needs of the community during the plan period. Proposals resulting in a net loss of shopping or service uses will not be permitted unless evidence is provided to the Council to show that the operation of the facility is no longer financially viable and where there are no other realistic proposals for retail or service uses on the site, including through Community Right to Buy.

Appropriately located additional retail or service units in neighbourhood and village centres will be permitted where the proposal is of a scale appropriate to the centre and would not materially undermine the existing balance of uses.

Residential, business or community uses of the upper floors of units within village centres will be encouraged where there will be no adverse impact on the functioning of the ground floor retail or community use.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy LC4 sets out that residential uses of the upper floors of units within neighbourhood and village centres will be encouraged where there will be no adverse impact on the functioning of the ground floor use. Such opportunities provide much needed small residential units.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LC4 states that existing community facilities at ground and new upper floors of units within neighbourhood and village centres will be encouraged where there will be no adverse impact on the functioning of the wider service on offer. Such community facilities could include facilities that would impact upon the health and wellbeing of the Town's population.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	+	Policy LC4 states that existing community facility at ground and new community uses at upper floors of units within neighbourhood and village centres will be encouraged where there will be	No mitigation measures identified at this stage.

		no adverse impact on the functioning of the wider service. Such community facilities could include facilities that could positively help impact upon social inclusion of the Town's population.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy LC4 encourages essential services and facilities to the neighbourhood and village centres providing good economic and employment opportunities that would otherwise only be available in surrounding towns.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy LC4 encourages small scale shopping and employment provision appropriate to its location and thus reducing the need to travel for basic everyday needs.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LC4 focuses small scale development on the neighbourhood centres, encouraging vibrant and vital centres to the benefit of the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy LC4 encourages small scale shopping and employment provision appropriate to its location and thus reducing the need to travel for basic everyday needs.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LC4 focuses small scale development opportunities on the neighbourhood and village centres encouraging vibrant and vital centres and encouraging employment and economic opportunities for the local community.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy LC4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts

Mitigation Measures

<p>This policy is specific to designated neighbourhood and village centres and takes into consideration the unique characteristics and planning issues of these types of settlement. The policy will have positive objectives in relation to delivering high quality housing as it promotes the use of upper floors above retail premises.</p> <p>There are also positive impacts in relation to improving health and well being by provide essential services and facilities within town centres, which also have a role in reducing poverty and social exclusion.</p> <p>The most positive elements of the policy relate to sustainable development and improving the district's economy.</p>	<p>No mitigation measures identified at this stage.</p>
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Other Reasonable Alternatives for Town and Neighbourhood Centre policies

<p>TOWN CENTRE STRATEGY</p>	
<p>The town centre chapter of the Allocations and Development Management DPD will set out the approach that is taken to ensuring viable and well performing centers.</p>	
<p>There are two potential options are either to seek to try and create a balance of retail uses underpinned by a core element of A1 (shop) units, or to allow a market driven approach of allowing an unrestricted balance of units provided they are established town centre uses.</p>	
<p>Option A assesses the impacts of a balanced approach to be underpinned by a minimum level of A1 shop units.</p>	
<p>Option B appraises a market driven approach that allows any proportion of uses provided they are defined town centre uses.</p>	
<p>Option A</p>	<p>Option B</p>
<p>Protect an appropriate balance of A1 units within town and local centres.</p>	<p>Do not protect an appropriate balance of A1 units and instead allow appropriate town centre uses to be driven by market demand.</p>
<p>Option A Appraisal</p>	
<p>The Option A approach to keeping a shop led town centre approach is intended to maintain balanced town centres that do not result in an over provision of a particular use. It is therefore considered that Option A would have very positive impact in relation to objective 5 which seeks to improve accessibility to services, facilities, recreational opportunities and employment and to option 12, which seeks to encourage employment and economic stability</p>	
<p>Other positive assessments are in respect to reducing the need to travel (objective 9) as a result of a good mix of uses and the opportunity to develop and retain skilled workers (Objective 13).</p>	
<p>Option B Appraisal</p>	

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Allowing a market driven approach to the provision of town centre units would have positive impacts in relation to improving accessibility to services (objective 5), high levels of employment (objective 12) and the retention of skills (13).

Within a Sevenoaks District context it is difficult to predict whether the market driven approach would result in a proliferation of certain uses. A proliferation of predominantly A1 uses would have a more desirable impact than a proliferation of restaurants, take-aways or uses such as betting shops. As it is impossible to predict the most likely impact of a market driven policy, it is not considered that the market driven approach would have an adverse impact in relation to any of the sustainability objectives.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	0	0	++	0	0	0	+	0	0	++	+
Option B	0	0	0	0	+	0	0	0	0	0	0	+	+

Conclusion

Taking into consideration the above assessments, the option to promote a balance of A1 (shop) units within the main town centres scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives. Both options seek to ensure the maximum amount of floor space in town centre uses, which is a specific baseline indicator related to objective 5 as defined in the Scoping Report Update (May 2011)

GI 1 – Green Infrastructure and New Development

Proposals will be permitted where opportunities for provision of additional Green Infrastructure have been fully considered and would be provided where justified by the character of the area or the need for open space.

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

Additional green infrastructure and habitat restoration and/or re-creation, should be provided in accordance with the appropriate guidance contained in the Kent Design Guide and the Countryside Assessment SPD and should take account of the guidance within the AONB Management Plans and associated guidance where appropriate.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	+	Policy GI 1 seeks to protect Green Infrastructure Assets that provide important drainage and flood reduction areas.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy GI 1 seeks to ensure high quality living conditions be ensuring new development protects important Green Infrastructure features which play an import role in maintaining health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy GI 1 contains an approach that seeks to protect open space that form, amongst other things, important recreational opportunities	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	++	Policy GI 1 seeks to protect important Green Infrastructure features and to preserve and enhance biodiversity and geodiversity in development.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy GI 1 seeks to protect important Green Infrastructure features, which include areas of open countryside and important landscapes and	No mitigation measures identified at this stage.

		to preserve and enhance these features. Connections to existing green infrastructure including the countryside are also encouraged.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GI1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	++	Policy GI 1 contributes the sustainability objective as Green Infrastructure, such as landscaping, has a positive impact on the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy GI 1 contributes the sustainability objective as Green Infrastructure has a positive impact on the wider built environment and provides important links to areas of countryside. These protected links include alternative methods of travel such as public rights of way.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy GI 1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
<p>The provision of a Green Infrastructure Network across the District will have a number of positive impacts in relation to the objectives that seek to reduce flood risk, improve health and well being, provide recreation opportunities, improve access to the countryside, conserve biodiversity and to create a high quality built environment by setting them within a wider Green landscape.</p> <p>The policy will therefore have significant positive impacts.</p>		<p>No mitigation measures identified at this stage.</p>	

GI 2 – Open Space

Change of use or redevelopment of Green Infrastructure, Open Space, Sport or Recreation sites within the urban confines of towns and villages, as defined in Appendix 9, and redundant school playing fields will not be permitted unless the applicant demonstrates that:

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

Supporting development will be permitted where it is appropriate and ancillary to the use of the site as a community playing field or sports pitch.

There should be no significant adverse impact on the character of the local environment and any potential loss of biodiversity interests should be mitigated.

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	++	Policy GI 2 seeks to protect open spaces that provide important drainage and flood reduction areas.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	++	Policy GI 2 seeks to ensure high quality living conditions be ensuring new development protects important open spaces including those used for outdoor sports and recreational activities these play an important role in maintaining health and well being.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the	0	Policy GI 2 does not contain any criteria that	No mitigation measures identified at this stage.

gap between the most deprived areas and the rest		contributes or conflicts with this strategic sustainability objective.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy GI 2 contains an approach that seeks to protect open space that serve the local community and include important recreational opportunities	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	++	Policy GI 2 seeks to protect open spaces, which plays an important role in preserving and enhancing biodiversity and geodiversity potential.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy GI 2 contributes the sustainability objective as Green Infrastructure and open spaces have a positive impact on the wider built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy GI 2 contributes to the sustainability objective as open space has a positive impact on the wider built environment. These spaces include safe links for alternative methods of travel.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy GI 2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
The protection of open space across the District will have a number of positive impacts in relation to the objectives that seek to reduce flood risk, improve health and well being, provide recreation opportunities, conserve biodiversity and to create		No mitigation measures identified at this stage.	

<p>a high quality built environment. The policy will therefore have significant positive impacts.</p>	
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Chapter 7: The Green Belt

GB1 – Limited Extensions to dwellings in the Green Belt

Proposals to extend an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

- a) the existing dwelling is lawful and permanent in nature; and
- b) the design is in keeping with the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the ‘original’ dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and

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

- c) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally).

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB1 seeks to ensure residents can extend or alter their homes, in a manner consistent with wider Green Belt policy. This policy helps in ensuring everybody has a decent home.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

		sustainability objective.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB1 sets out the criteria by which a residential dwelling can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect the existing countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy GB1 sets out the criteria by which a residential dwelling can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. Whilst this predominantly relates to countryside protection the policy is consistent with the objective in that it seeks to ensure high quality development within the built environment in rural areas including settlements washed over by Green Belt.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy GB1 sets out the criteria by which a residential dwelling can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through extensions would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment	0	Policy GB1 does not contain any criteria that	No mitigation measures identified at this stage.

and sustain economic competitiveness		contributes or conflicts with this strategic sustainability objective.
13. To improve the development and retention of skills	o	Policy GB1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.

Summary & Cumulative Impacts		Mitigation Measures
Policy GB1 relates specifically to the extension of dwellings in the Green Belt and therefore does not have a significant impact on many of the sustainability objectives. The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.		No mitigation measures identified at this stage.

GB2 – Basements within Residential Developments in the Green Belt

Proposals to extend or replace a dwelling in the Green Belt that includes the provision of a basement which would meet the following criteria will be permitted and will not be subject to the floorspace allowance as set out in Policies GB1 and GB4:

- a) The basement would not exceed the footprint of the original dwelling (based on the footprint of the original building as at 1st July 1948 or, when it was first constructed, if this is later;
- b) The basement would be situated entirely underground with no part of it visible at any point externally;
- c) There would be no external windows, entrances or exits to the basement;
- d) The extension or replacement dwelling would not be artificially raised above natural ground level to accommodate the extension; and
- e) The elements of the proposal situated above ground would comply with Policy GB1 (extension) or GB4 (replacement dwellings) in all other respects;

For basement proposals that do not comply with the above, the floorspace of the basement shall be included within the calculation for the purpose of Policy GB1 or GB4.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB2 seeks to ensure residents can extend or alter their homes through the inclusion of a basement, in a manner consistent with wider Green Belt policy. This policy helps in ensuring everybody has a decent home.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services,	0	Policy GB2 does not contain any criteria that	No mitigation measures identified at this stage.

facilities, recreational opportunities and employment		contributes or conflicts with this strategic sustainability objective.	
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB2 sets out the criteria by which a residential dwelling can be extended within the Green belt with a basement level without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect the existing countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy GB2 sets out the criteria by which a residential dwelling can be extended within the Green belt with a basement level without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through extensions would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills.	0	Policy GB2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
Policy GB2 relates specifically to the extension of dwellings in the Green Belt through		No mitigation measures identified at this stage.	

<p>the provision of a basement and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.</p>	
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GB3 – Residential Outbuildings in the Green Belt

Proposals for residential outbuildings, within the curtilage of an existing dwelling in the Green Belt, will be treated as an extension under Policy GB1 if the proposed outbuilding would be located within 5m of the existing dwelling.

Outbuildings located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB3 seeks to ensure residents can extend or alter their homes or provide additional outbuildings, in a manner consistent with wider Green Belt policy. This policy helps in ensuring everybody has a decent home.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB3 sets out the criteria by which a residential outbuilding can be permitted within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect	No mitigation measures identified at this stage.

		the existing countryside.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy GB3 sets out the criteria by which a residential outbuilding can be permitted within the Green Belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through outbuildings would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy GB3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
Policy GB3 relates specifically to residential outbuildings within in the Green Belt therefore does not have a significant impact on many of the sustainability objectives. The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment.		No mitigation measures identified at this stage.	

GB4 – Replacement Dwellings in the Green Belt

Proposals to replace an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	Policy GB4 sets out the provision and approach that allows residents to replace an existing dwelling in a manner consistent with wider Green Belt policy. The policy allows an increase of up to 50% above the floorspace of the original dwelling to the occupants to alter the home to meet future needs. This policy helps in ensuring everybody has a decent home and is fully compliant with this objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

		sustainability objective.		
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB4 sets out the criteria by which a residential dwelling can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect the existing countryside.	No mitigation measures identified at this stage.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
10. To create a high quality built environment	+	Policy GB4 sets out the criteria by which a residential dwelling can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. Whilst this predominantly relates to countryside protection, the policy is consistent with this objective in that it seeks to ensure high quality development within the built environment in rural areas including settlements washed over by Green Belt.	No mitigation measures identified at this stage.	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB4 sets out the criteria by which a residential dwelling can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through a replacement dwelling would conflict with the key overall aims of sustainable development.	No mitigation measures identified at this stage.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
13. To improve the development and retention of skills	0	Policy GB4 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	

<p>contributes or conflicts with this strategic sustainability objective.</p>	
<p>Summary & Cumulative Impacts</p>	<p>Mitigation Measures</p>
<p>Policy GB4 relates specifically to the replacement of dwellings in the Green Belt and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to the ability for residents to improve their living conditions and improve the quality of the built environment through replacement of an existing dwelling.</p>	<p>No mitigation measures identified at this stage.</p>

GB5 – Dwellings Permitted Under Very Special Circumstances or as Rural Exceptions

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GB5 seeks to restrict extensions and alterations to rural exception housing and houses permitted under 'very special circumstances' would have a negative impact in relation to allowing people to adapt to future development needs. In contrast it will ensure small scale affordable units are kept that way in perpetuity. Overall this therefore considered to be a neutral impact.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for	+	Policy GB5 restricts extension to some dwellings	No mitigation measures identified at this stage.

enjoyment, the countryside and the historic environment		within the Green Belt. Thereby, protecting the countryside from urban sprawl and overdevelopment.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.
10. To create a high quality built environment	+	Maintaining a mix of small affordable housing units would play an important role in maintaining a mix of housing types and contributes to a high quality built environment.
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.
13. To improve the development and retention of skills	0	Policy GB5 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy GB5 relates specifically to restricting the expansion of dwellings permitted under very special circumstances or as rural exceptions and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment and the openness of the countryside.</p>	No mitigation measures identified at this stage.

GB6 – Siting of Caravans and Mobile Homes

Proposals for the temporary or permanent location of a mobile home or caravan in the Green Belt which would meet the following criteria will be permitted:

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GB6 seeks to control the development of mobile homes and caravans to accommodation for agriculture and forestry only, where such accommodation type is necessary for these operations.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

10. To create a high quality built environment	+	Policy GB6 seeks to restrict the development of mobile homes and caravans due to the poor quality impact that such development has on the quality of the built and natural environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	o	Policy GB6 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB6 supports agriculture and forestry industry, which assists in encouraging high and stable levels of employment and sustain economic competitiveness.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	o	Policy GB6 seeks to restrict the development of mobile homes and caravans due to the poor quality impact that such development has on the quality of the built and natural environment.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
<p>Policy GB6 relates specifically to how the Council will consider proposals for the stationing of caravans and mobile homes and therefore does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment.</p>	<p>No mitigation measures identified at this stage.</p>

GB 7 – Re-use of Buildings within the Green Belt

Proposals for the re-use of a building in the Green Belt, which would meet the following criteria will be permitted:

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

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	Policy GB7 supports this key objective and sets out that the re-use of buildings in the green belt are acceptable in principle subject to a number of specific caveats. The policy may result in a yield of additional housing, albeit the re-use will mean that they are not as sustainably constructed as a new build. The fact the buildings are in the Green Belt will also mean that they are unlikely to be sustainably located.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy GB7 seeks to promote the reuse of buildings in the Green Belt for employment or	No mitigation measures identified at this stage.

		commercial purposes subject to the building being suitable for conversion. The policy therefore encourages employment and has a positive effect upon this sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB7 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	++	Policy GB7 seeks to promote the reuse of buildings in the Green Belt. The policy contains strong criteria to control developments that would have unwanted impacts upon the countryside and Green Belt. The draft policy also provides a facility for the conversion of buildings that play an important role in the historic rural environment	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	Policy GB7 allows the re-use of buildings in the Green Belt, which are often located in remote locations divorced from existing settlements that require private vehicle for access.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy GB7 also provides a facility for the conversion of buildings that play an important role in the historic rural environment, which complies with the key sustainability objective. However this predominantly relates to the rural environment rather than the built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	-	Policy GB7 could have potential to conflict with the delivery of sustainable forms of development due to the potential for such conversions to take place in areas detached from existing settlements and requiring the need to travel. Such negative impacts however are may be offset by the positive impacts of bringing a redundant building back into use.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB7 promotes the re-use of rural buildings for employment and as such this is likely to have a positive impact upon the District's economy and allows opportunities for employment	No mitigation measures identified at this stage.

		premises in rural locations that otherwise do not exist. The restrictive nature of Green Belt and abilities to expand, means that this is not a very positive assessment.
13. To improve the development and retention of skills	+	Policy GB7 promotes the reuse of rural buildings for employment and as such this is likely to have a positive impact upon the District's economy. Such provision of employment or commercial development is likely to have a positive impact upon opportunities to develop and retain skills.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy permits the re-use of structurally sound rural buildings, which will have benefits in terms of providing residential and employment generating opportunities. There are also positive impacts in relation to providing opportunities for improved access to the countryside and for rural recreation.</p> <p>However, the negative impact of the policy is in relation to the sustainability impacts of allowing the reuse of rural buildings as these are often remotely located and require the use of private vehicle to gain access to services and facilities.</p>	<p>No mitigation measures identified at this stage.</p>

GB8 - LIMITED EXTENSIONS TO NON RESIDENTIAL BUILDINGS IN THE GREEN BELT

Proposals to extend an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:

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

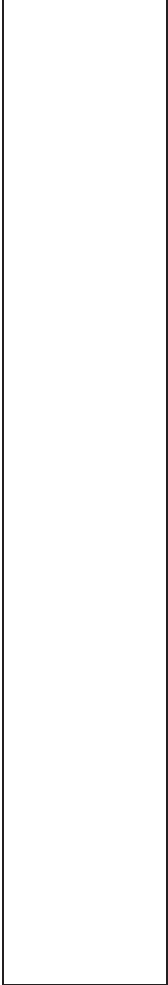
SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB8 sets out the criteria by which a non residential building can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of a policy of this nature actively seeks to protect	No mitigation measures identified at this stage.

		the character of the existing countryside and the ability for users to enjoy it.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy GB8 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB8 sets out the criteria by which a non residential building can be extended within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through extensions would conflict with the key overall aims of sustainable development and in contrast the ability to extend a building may enhance sustainability options by making a building more adaptable and able to meet future needs.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB8 gives the ability to extend a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employment sites more adaptable to meet future needs.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Policy GB8 gives the ability to extend a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employment sites more adaptable to meet future needs and help retain or develop skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
<p>The policy would have positive impacts in relation to providing accessibility to the open countryside. There would also be positives as the policy allows flexibility to extend rural businesses that wish to expand, which would have apposite impact upon the rural economy and ability to develop skills.</p>		<p>No mitigation measures identified at this stage.</p>	

There are also positives in relation to being able to maximise previously developed sites in rural areas.

There are no significant negatives that have been identified.



GB9 - REPLACEMENT OF A NON RESIDENTIAL BUILDING IN THE GREEN BELT

Proposals to replace an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy GB9 sets out the criteria by which a non residential building can be replaced within the Green belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. The inclusion of	No mitigation measures identified at this stage.

		a policy of this nature actively seeks to protect the character of the existing countryside and the ability for users to enjoy it.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy GB9 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB9 sets out the criteria by which a non residential building can be replaced within the Green Belt without having an unacceptable impact upon the character of the countryside or the openness of the Green Belt. It is not considered that the intensification of sites in the Green Belt through replacement buildings would conflict with the key overall aims of sustainable development and in contrast the ability to replace a building may enhance sustainability options by making a site more adaptable and able to meet future needs.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy GB9 gives the ability to replace a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employments sites more adaptable to meet future needs.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	+	Policy GB9 gives the ability to replace a building in the Green belt and therefore may enhance employment opportunities in rural areas by creating options to make existing rural employments sites more adaptable to meet future needs and help retain or develop skills.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The policy would have positive impacts in relation to providing accessibility to the open countryside. There would also be positives as the policy allows flexibility to replace rural business premises should companies wish to expand, which would	No mitigation measures identified at this stage.

<p>have apposite impact upon the rural economy and ability to develop skills.</p> <p>There are also positives in relation to being able to maximise previously developed sites in rural areas.</p> <p>There are no significant negatives that have been identified.</p>	
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Policy GB10: The Green Belt Boundary

The Green Belt boundary will be maintained with the exception of small scale adjustments.

- a) Land at Billings Hill Shaw, Hartley, as defined in Map 3, is designated as Green Belt land
- b) Land at Warren Court, Halstead, as defined in Map 4, is removed from the Green Belt
- c) Land at College Road/Crawfords, Hextable, as defined in Map 5, is removed from the Green Belt

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	-	Policy GB10 sets out the small scale adjustments to the green belt boundary to be made by the plan. Two areas of land is to be removed and another added. The removal of land from the green belt has the potential to have a negative impact on the countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

		contributes or conflicts with this strategic sustainability objective.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy GB10 adjusts the green belt boundary around a derelict employment site which was allocated in the previous Local Plan. This will allow the site to be sustainably redeveloped.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.
13. To improve the development and retention of skills	0	Policy GB10 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.

Summary & Cumulative Impacts	Mitigation Measures
The policy would have positive impacts in relation to making sustainable use of resources and a negative impact in protecting the countryside.	No mitigation measures identified at this stage.

Chapter 8: Leisure and Tourism

LT1 – Tourist Accommodation and Visitor Attractions

The benefits to the local economy will be recognised in considering proposals for tourist accommodation or facilities.

Existing tourist accommodation and visitor attractions will be protected from conversion to non-tourism use unless it is demonstrated that the use is no longer viable or inappropriately sited.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy LT1 supports the opportunity for recreational opportunities for people visiting the District.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy LT1 sets out criteria for tourists visiting the District, many of whom are attracted by the historic content of the District as well as the wider countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

infrastructure		sustainability objective.	
10. To create a high quality built environment	+	Policy LT1 sets out the approach to tourist accommodation and provides reference to design criteria contained in policies SC1, EN1 and EN2 which seek to protect the quality of the built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy LT1 sets out the approach to tourist accommodation and provides reference to design criteria contained in policies SC1, EN1 and EN2 which seek to ensure sustainable forms of development and promotes tourist accommodation within existing settlement confines.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	++	Policy LT1 sets out criteria for tourist accommodation. Tourism plays a major and important role in the vitality of the District's economy and therefore the provision of tourist accommodation is essential for the District.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy LT1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures
<p>The policy seeks to encourage hotel and tourism development within the District. This policy approach would have a positive impact in relation to improving accessibility for visitors to local services, facilities, recreational opportunities and access to the historic environment.</p> <p>There would also be positive impacts in relation to promoting sustainable development and enhancing the District's economy.</p>		No mitigation measures identified at this stage.

Policy LT2 – Equestrian Development

Proposals for equestrian buildings, facilities and activities which would meet the following criteria will be permitted:

- a) buildings would be appropriate in scale to their setting and would be closely related to existing farm buildings or other groups of buildings that are well screened from public view;
- b) for proposals that involve new facilities for the keeping of horses, sufficient grazing land and off road riding areas would be available and would not harm the amenities of surrounding residents;
- c) the proposal would not have an unacceptable impact on the water environment and sewage disposal, and
- d) the development would not result in harm to the character of the landscape or the ecological value of the area in which it is situated.

Proposals for equestrian development in the Green Belt will be permitted where the scale of the development is appropriate to a Green Belt setting, and where the cumulative impact of other buildings, does not harm the openness of the Green Belt. Where stables or associated equestrian buildings are proposed they should be designed and constructed in materials appropriate to a rural area and should not be of a size and degree of permanence that they could be adapted for other use in the future.

The conversion of rural buildings to equestrian centres or stables would be acceptable.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development, which is plays a role in maintaining healthy lifestyles and well being. However significant restrictions apply by virtue of the restrictive nature of the Green Belt.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the	0	Policy LT2 does not contain any criteria that	No mitigation measures identified at this stage.

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gap between the most deprived areas and the rest		contributes or conflicts with this strategic sustainability objective.	
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development, which is an important recreational activity within the District. However significant restrictions apply by virtue of the restrictive nature of the Green Belt.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development within the District and ensures the openness of land and assists in the maintenance of wildlife and biodiversity.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	+	Policy LT2 sets out the criteria by which equestrian development will be considered. The policy supports equestrian development within the District and ensures the openness of land and continued protection of the countryside.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	+	Policy LT2 contains an active criterion that seeks to ensure a high quality built environment.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy LT2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
The policy seeks to control equestrian development within the District.		No mitigation measures identified at this stage.	

<p>This policy approach would have a positive impact in relation to improving health and well being, improving access to recreational opportunities and conserving biodiversity and geodiversity.</p> <p>There would also be positive impacts in relation to improving the quality of the built environment and providing opportunities to access the countryside.</p>	
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LT3 – Brands Hatch

The Council is supportive of the role Brands Hatch plays in the District’s economy and in attracting visitors to the District. The Council will permit proposals for outdoor sport, recreation and leisure activities in connection with, or ancillary to, the existing motor sport use at Brands Hatch as defined on the Proposals Map.

The following criteria will apply to all proposals:

- a) the proposed development would not result in increased noise levels experienced by nearby residential properties;
- b) the character of the area, including trees and woodland would be retained and reinforced;
- c) the proposed development would be appropriate in scale and character to the existing uses or buildings;
- d) vehicular movements would be substantially confined to the existing access on the A20.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	+	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a world class motor sports venue and important recreational and tourist facility.	No mitigation measures identified at this stage.

6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	-	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a motor sports venue and as such is subject to issues such as noise and air quality pollution. Future criteria could increase the criteria for considering and mitigating the impacts on air quality.	Future development proposals to consider need for a travel plan or subsequent updates to existing plans in order to reduce the impact of pollution caused by visitor transportation.
7. To conserve and enhance biodiversity and geodiversity	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	-	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a motor sports venue in the Green Belt. The circuit is relatively remotely located and does not benefit from good public transportation links, therefore visitors are heavily reliant on private motor vehicle. The policy could do more to promote travel plans in future development to help mitigate against potential harm.	Future development proposals to consider need for a travel plan or subsequent updates to existing plans in order to reduce the impact of pollution caused by visitor transportation.
10. To create a high quality built environment	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	-	Policy LT3 sets out the criteria for development at Brands Hatch race circuit, which is a motor sports venue in the Green Belt. The circuit is relatively remotely located and does not benefit from good public transportation links, therefore visitors are heavily reliant on private motor vehicle, which is contrary to the objectives of sustainable development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment	+	Policy LT3 sets out the criteria for development	No mitigation measures identified at this stage.

and sustain economic competitiveness		at Brands Hatch race circuit, which is a motor sports venue in the Green Belt. It attracts a significant amount of tourists into the District with major benefits to the District's economy, however there is limited physical opportunity to expand because of the Green belt constraint.
13. To improve the development and retention of skills	0	Policy LT3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective however it does seek to retain important trees, which constitute heritage assets.

Summary & Cumulative Impacts	Mitigation Measures
<p>The policy seeks to control future developments at Brands Hatch race circuit, which is an internationally renowned motorsport facility. The policy will have benefits in relation to the impact upon the District's economy and providing opportunities for access to recreational activities.</p> <p>However by the nature of the location of the circuit and the motor sport activities there will be some negative impacts in relation to air pollution caused by both visitors and participants. The circuit is also fairly remotely located and not well served by public transport therefore there is a need to travel to access the venue.</p>	<p>Future development proposals to consider need for a travel plan or subsequent updates to existing plans in order to reduce the impact of pollution caused by visitor transportation.</p>

Policy CF1 Re-Use of Redundant School Buildings

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to the objective of delivering sustainably constructed or affordable homes.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to flood risk mitigation.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy CF1 indirectly relates to the strategic objective in that it encourages the reuse of redundant school sites for community facilities in the first instance. Community facilities such as village halls, community centre, and doctor's surgeries can all contribute to the improved health and well being of the population.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	++	Policy CF1 encourages the reuse of redundant school sites for community facilities. Community facilities such as village halls and community centres can all contribute to social inclusion and outreach to disadvantaged members of the community who could benefit from such a facility.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services,	++	Policy CF1 directly relates to the strategic	No mitigation measures identified at this stage.

<p>facilities, recreational opportunities and employment</p>		<p>objective in that it promotes the reuse of redundant school sites for community facilities in the first instant that can provide recreational opportunities otherwise unavailable. However this benefit only truly applies where a school is genuinely redundant.</p>
<p>6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve</p>	<p>0</p>	<p>The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to reducing air pollution.</p> <p>No mitigation measures identified at this stage.</p>
<p>7. To conserve and enhance biodiversity and geodiversity</p>	<p>0</p>	<p>The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to conserving or enhancing biodiversity..</p> <p>No mitigation measures identified at this stage.</p>
<p>8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment</p>	<p>0</p>	<p>The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to improving access to the countryside or historic environment.</p> <p>No mitigation measures identified at this stage.</p>
<p>9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure</p>	<p>+</p>	<p>Policy CF1 indirectly relates to the strategic objective in that it encourages the reuse of redundant school sites for community facilities in the first instance.</p> <p>Provision of community facilities such as village halls, community centre, and doctor's surgeries can all contribute to a reduced need to travel.</p> <p>No mitigation measures identified at this stage.</p>
<p>10. To create a high quality built environment</p>	<p>0</p>	<p>The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any impact or relevance in relation to creating a high quality built environment.</p> <p>No mitigation measures identified at this stage.</p>
<p>11. To promote sustainable forms of development and sustainable use of natural resources</p>	<p>+</p>	<p>Policy CF1 indirectly relates to the strategic objective in that it encourages new community facilities otherwise often unavailable resulting in the need to travel. The policy will help facilitate the delivery of new services in the interest of sustainability.</p> <p>No mitigation measures identified at this stage.</p>
<p>12. To encourage high and stable levels of employment and sustain economic competitiveness</p>	<p>0</p>	<p>The policy seeks to positively plan for the re-use of redundant school buildings and does not therefore have any significant impact or</p> <p>No mitigation measures identified at this stage.</p>

	+	relevance in relation to employment generation.
13. To improve the development and retention of skills		Policy CF1 indirectly relates to the strategic objective in that it encourages the reuse of redundant school sites for community facilities in the first instance.
		Provision of community facilities such as village halls and community centres that can provide facilities for skills development and retention, including potential reuse as adult education centres.

Summary & Cumulative Impacts	Mitigation Measures
The policy will have very positive impacts on the grounds that it seeks to promote the re-use of suitable redundant school buildings into community based facilities. These facilities can create excellent opportunities for promoting health, well being, social inclusion, employment and opportunities to develop skills.	No mitigation measures identified at this stage.

Other Reasonable Alternatives

This in a new policy and is not currently adopted in the Sevenoaks Core Strategy or Saved Local Plan Policies. The option to not have a policy was also appraised. Due to the high house prices in Sevenoaks unallocated buildings not in the Green Belt are usually developed for residential development therefore the presumption is that without a specific designation the land will be developed for housing.

RE-USE OF REDUNDANT SCHOOL BUILDINGS
<p>There are a number of primary and secondary schools within the Sevenoaks District, some of which may become vacant during the plan period. Without a specific policy with regards to the re-use of redundant school buildings, the sites will usually be most valuable for housing development whether it be within established confines, or part of a Green Belt footprint replacement as has occurred at both Eden Valley and Halstead Place School in recent years</p> <p>Without intervention providers of community uses are unable to compete with the land values that residential development can offer.</p> <p>Option A tests a policy that seeks to retain or replace redundant school buildings with a community use such as a village hall, library or youth club unless it is identified that there is no such need for that type of use.</p> <p>Option B is the 'do nothing' scenario that allows the market to drive development accepting that the majority of sites will result in housing developments.</p>

Option A	Option B
Prioritise the reuse of redundant school buildings in community use in first instance.	No specific policy- let the market drive the type of redevelopment.
Option A Appraisal	
<p>The re-use of redundant school buildings in community use would have very positive scores when considered against objectives 4 (seeking to reduce poverty and social exclusion through the provision of community facilities), and 5 (creating recreational opportunities).</p> <p>Other positive scores include objective 3 (improving health and well being through increase opportunity for social interaction), 9 (reducing the need to travel by having community facilities more accessible), 11 (promoting sustainable development and the reuse of a PDL site) and 13 (developing skills often provided and learnt through community facilities).</p> <p>The negative assessment of prioritising redundant school buildings for community use is that there is a lost opportunity for new housing on a PDL site.</p>	
Option B Appraisal	
<p>The very positive aspects of option B is related to the provision of new housing. There are also positives against objective 10 (to create a high quality built environment – assuming that most redundant schools are usual of poor build and design quality) and 11 (to promote sustainable development and make efficient use of natural resources).</p> <p>Objectives 5 (improving accessibility to services and facilities) will result in a very negative rating as the ‘do nothing’ scenario assumes that community and service uses would not be able to compete with the land values demanded by housing redevelopment.</p> <p>There would also be negatives in relation to objectives 3 (health and wellbeing) and 4(reducing poverty and social exclusion) as a result of the mixed opportunity to provide new facilities.</p>	

Summary

	1	2	3	4	5	6	7	8	9	10	11	12	13
SA Objective													
Option A	0	0	+	++	++	0	0	0	+	0	+	0	+
Option B	++	0	-	-	--	0	0	0	0	+	+	0	0

Conclusion

Taking into consideration the above assessments, the option to protect redundant school buildings in a community use scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues to be balanced are the opportunities to promote housing development on brownfield and sustainable sites, compared with the option of utilising opportunities to promote essential facilities that meet community needs and combat poverty and social exclusion, particularly as opportunities to provide community facilities don't arise regularly in an area covered by constraints such as Green Belt and high residential housing values.

Policy CF2 – Loss of Neighbourhood Services and Facilities

The loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge urban areas will be resisted where they are serving a local need. Exceptions will be made where equivalent replacement facilities equally accessible to the population served are provided, 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.

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective as this policy does not relate to housing development.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective as this policy does not relate to measures for flood mitigation.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas where they are serving a local need. Neighbourhood services and facilities such as community halls, doctor's surgeries and other such facilities play important roles in ensuring health and well being amount a towns residents.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	++	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas where they are serving a local need. Neighbourhood services and facilities such as community halls play important roles in promoting essential facilities for tackling poverty and combating social exclusion.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	++	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge	No mitigation measures identified at this stage.

		Urban areas where they are serving a local need. This directly contributes to this strategic sustainability objective in that the policy seeks to provide new recreational opportunities, which will improve access opportunities.		No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.		No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.		No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.		No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas, without which many residents would need to travel to find alternative facilities.		No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.		No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas, without which many residents would need to travel to find alternative facilities contrary to the key objectives of sustainable development.		No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	+	Policy CF2 seeks to protect against the loss of neighbourhood services and facilities that are within Sevenoaks, Swanley and Edenbridge Urban areas. This has many social and economic benefits by protecting important businesses or services that benefit the District's economy.		No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy CF2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.		No mitigation measures identified at this stage.

Summary & Cumulative Impacts	Mitigation Measures
The maintenance of local shops and services will have positive impact on retaining important employment and community facilities as well as reducing the need to travel and promoting sustainable development.	No mitigation measures identified.

Chapter 10: Travel and Transport

T1- Mitigating Travel Impact

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy T1 seeks to ensure any potential harm on health and well being through development is mitigated to an appropriate standard.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	+	Policy T1 sets out that travel impacts such as potential air pollution and noise should be adequately mitigated against in order for development to be considered acceptable.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	++	Policy T1 sets out that any travel harm will need to be mitigated in order for development to be considered acceptable. Such measures are put in place to help encourage alternative transport measures and reduce the reliance on cars.	No mitigation measures identified at this stage.

10. To create a high quality built environment	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy T1 contributes to this strategic sustainability objective in that it seeks to mitigate environmental impacts of development.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy T1 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
<p>Policy T1 is a specific Transport related policy that seeks to mitigate travel impacts of development to the benefit of air pollution and health and well being.</p> <p>The policy also includes measures to promote a reduction in vehicle movements, which has a positive impact upon objective 9.</p>		<p>No mitigation measures identified at this stage</p>	

T2 – Vehicle Parking

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

Vehicle parking provision, including cycle parking, in new non residential developments should be made in accordance with advice by Kent County Council as Local Highway Authority or until such time as non-residential standards are adopted.

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

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		sustainability objective.		
6. To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
7. To conserve and enhance biodiversity and geodiversity	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
10. To create a high quality built environment	+	Policy T2 will enhance the built environment by ensuring controlled parking within the District.	No mitigation measures identified at this stage.	
11. To promote sustainable forms of development and sustainable use of natural resources	+	Policy T2 will enhance the built environment by ensuring controlled parking within the District and reflects the principle of sustainable development by allowing reduced provision in accessible locations well served by public transport.	No mitigation measures identified at this stage.	
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	
13. To improve the development and retention of skills	0	Policy T2 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.	

Summary & Cumulative Impacts		Mitigation Measures
<p>Policy T2 is a specific Transport related policy and relates specifically to how the Council will consider parking in development proposals. Therefore it does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to protecting the quality of the built environment and promoting sustainable development.</p>		No mitigation measures identified at this stage.

T3 – Provision of Electrical Vehicle Charging Points

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

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

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

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

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

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

SA Objective	Score	Predicted effect	Mitigation
1. To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
2. To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
3. To improve the health and well-being of the population and reduce inequalities in health	+	Policy T3 seeks the provision of electric vehicle charging points in suitable development. The provision of a network of vehicle charging points will encourage a shift to electric vehicles that have a lesser impact upon air pollution and the health and well being of the population.	No mitigation measures identified at this stage.
4. To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

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5. To improve accessibility for everyone to all services, facilities, recreational opportunities and employment	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
6.To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve	++	Policy T3 seeks the provision of electric vehicle charging points in suitable development. The provision of a network of vehicle charging points throughout the District will encourage a shift to electric vehicles that have a lesser impact upon air pollution through vehicle emissions.	No mitigation measures identified at this stage.
7. To conserve and enhance biodiversity and geodiversity	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
8. To protect, enhance and make accessible for enjoyment, the countryside and the historic environment	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
9. To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
10. To create a high quality built environment	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
11. To promote sustainable forms of development and sustainable use of natural resources	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
12. To encourage high and stable levels of employment and sustain economic competitiveness	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.
13. To improve the development and retention of skills	0	Policy T3 does not contain any criteria that contributes or conflicts with this strategic sustainability objective.	No mitigation measures identified at this stage.

Summary & Cumulative Impacts		Mitigation Measures	
<p>Policy T3 is a specific Transport related policy and relates specifically to the provision of electric vehicle charging points in suitable development proposals. Therefore it does not have a significant impact on many of the sustainability objectives.</p> <p>The positive assessments are in relation to improving health and well being by measures to reduce air pollution and improve air quality.</p>		No mitigation measures identified at this stage.	

5. Assessment of Site Allocations and Development Management Policies not within the Allocations and Development Management Plan Draft for Submission

During the development of the Allocations and Development Management Plan sites and policies were considered for inclusion and subject to public consultation which are not allocated or included within the Draft for Submission. These sites and policies were appraised when they were published for public consultation and the results of these appraisals are presented below.

Site Allocations

Sites within the Strategic Housing Land Availability Assessment:

The Council's Strategic Housing Land Availability Assessment was carried out in 2008. This considered all sites promoted as potential housing sites. The following constraints were used to prioritise sites for consideration in the LDF (more detail is set out from para 6.19 to 6.37 of the SHLAA 2008):

- Multiple Ownership;
- Employment use or allocation, where there is no known intention to release the site for an alternative use;
- Green Belt;
- Areas of Outstanding Natural Beauty;
- Access;
- Flood Risk;
- Tree Preservation Orders;
- Established Use;

- Safeguarded Sites.

Sites were prioritised by using a matrix of how the different constraints applied to them (table 6.5 of the SHLAA), with different combinations of constraints prioritised differently.

- Sites with no constraints were classified as 'first priority allocations'.
- Sites with one of the following constraints were classified as 'second priority allocations':
 - access;
 - moderate flood risk;
 - multi-ownership;
 - employment land.
- Sites that were identified as being constrained by flood risk and another constraint were classified as third priority sites.
- Sites in a rural location within the AONB or within the Green Belt were automatically classified as fourth priority sites.
- Other sites in the AONB were classified as third priority sites.

The SHLAA Update 2009 re-assessed the development potential of non-Green Belt locations, following the initial assessment carried out in 2008.

Sites previously subject to public consultation and Sustainability Appraisal

The Site Allocations Options 2010 appraised sites subject to public consultation at that time. Sites were appraised against the following objectives:

Strategic Objective 1 - 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.	
--	The allocation proposes built development and is located within open countryside outside the confines of any settlement
-	The allocation is located within the existing built up area settlement of a small village with limited local facilities.
?	N/A
0	The allocation proposes no new building works.
+	The allocation proposes built development and is located within the existing built up settlements of Edenbridge or is smaller scale development within one of the larger villages.
++	The allocation proposes built development and is located within the existing built up settlements of Sevenoaks or Swanley

Strategic Objective 2 - To safeguard the countryside around the District's towns and villages and promote change within them by making the best use of previously developed land.	
--	The allocation proposes new development on greenfield land in open countryside.
-	The allocation proposes new development on greenfield land but within built confines of a settlement
?	N/A
0	The allocation proposes no building works or seeks to protect or retain an existing use.
+	N/A
++	The allocation is within built confines of a settlement on Previously Developed Land

Strategic Objective 3 - 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.	
-	The allocation proposes new built development within the Green Belt
-	The allocation retains/protects development within the Green Belt; Or
?	The allocation proposes new development within an AONB N/A
0	The allocation proposes the retention/protection of existing development
+	N/A
++	The allocation proposes new development with an area that is neither Green Belt or within an AONB

Sites links to Mainline Railway Station	
-	N/A
-	Site is over 1 km to mainline railway station
?	Distance Unknown
0	N/A
+	Site is between 500m and 1Km of a mainline railway station
++	Site is within 500 of a mainline railway station

Impacts of Development on Ecology and Biodiversity	
-	It is a Site of Special Scientific Interest (SSSI)
-	It is a Local Wildlife Site (LWS)
?	Unknown relationships

0	It is within 100m of a LWS or 250m of a SSSI.
+	N/A
++	It contains no nature conservation designations or potential for nature.

Category	Impacts on Listed Buildings
-	The site contains a Listed Building
-	The site is adjacent to a Listed Building
?	Building Status unknown
0	N/A
+	N/A
++	The site is not, nor adjacent to a Listed Building

Category	Impacts on Conservation Areas
-	Site is within a Conservation Area
-	Site is adjacent to a Conservation Area
?	Status Unknown
0	N/A
+	N/A
++	Site is not within or adjacent to a Conservation Area

Category	Impacts on Archaeology
-	Site contains a nationally important archaeological site (Scheduled Ancient Monument) or has high archaeological potential
-	Site provides the setting for a nationally important archaeological site (Scheduled Ancient Monument) or has known

	archaeological potential
?	Potential unknown
0	Site contains known archaeological sites
+	Site contains no archaeological sites
++	Site contains no known archaeological sites and has limited or uncertain archaeological potential.

Category	Impacts on Flooding
-	Site is within Flood Zone 3
-	Site is within Flood Zone 2
?	N/A
0	N/A
+	N/A
++	Site is within Flood Zone 1

Category	Impacts on Air Quality
-	Site is in an Air Quality Management Area
-	Site is adjacent to an Air Quality Management Area
?	Air Quality Area is unknown
0	N/A
+	N/A
++	Site is not within, adjacent or in close proximity to an Air Quality Management Area

Category	Impacts on Economic Development
-	The site results in loss of an existing employment use with no economically advantageous replacement or alternative use.
-	The site results in the loss of a vacant/redundant employment use with no economically advantageous replacement or

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	alternative use.
?	Economic Impact Unknown
0	Protection of an existing employment site or a non economically active site.
+	The site results in protection of an existing employment site or the loss of an existing employment use and replacement with an economically advantageous replacement such as new employment, residential or retail development.
++	The site results in the loss of a vacant employment use and replacement with an economically advantageous replacement such as new employment, residential or retail development.

Category	Potential to contribute towards Affordable Housing
--	An allocation where no affordable housing contribution can be sought
-	N/A
?	N/A
0	N/A
+	N/A
++	An allocation where affordable housing contribution can be expected.

The Interim 'Options and Alternatives' Report appraised sites where reasonable alternatives had been identified.

Sites were considered to have reasonable alternatives if:

- It was promoted for a change from an existing and potential continuing use (e.g. Warren Court Farm) and it had not been allocated in the previous Local Plan or it had not had a previous planning application for the proposed use; or
- It had alternative development proposals for the same use (e.g. Swanley Town Centre); or
- circumstances had changed and the site was no longer suitable for the current use (e.g. GSK); or
- new evidence had been gathered since the initial site assessments which did not support the proposed allocation (e.g. Land Rear of Moat Cottage).

The appraisals were carried out using the 13 sustainability objectives developed from the scoping report. These are the same objectives used to appraise the sites and policies within the Allocations and Development Management Plan Draft for Submission.

Sustainability Objectives of the LDF derived from the Scoping Stage	
1	To help ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home
2	To reduce and manage the risk of flooding and any resulting detriment to public well-being, the economy and the environment
3	To improve the health and well-being of the population and reduce inequalities in health
4	To reduce poverty and social exclusion and close the gap between the most deprived areas and the rest
5	To improve accessibility for everyone to all services, facilities, recreational opportunities and employment
6	To reduce air pollution (including greenhouse gas emissions) and ensure air quality continues to improve
7	To conserve and enhance biodiversity and geodiversity
8	To protect, enhance and make accessible for enjoyment, the countryside and the historic environment
9	To reduce the need to travel, encourage alternatives to the car, and make the best use of existing transport infrastructure
10	To create a high quality built environment
11	To promote sustainable forms of development and sustainable use of natural resources
12	To encourage high and stable levels of employment and sustain economic competitiveness
13	To improve the development and retention of skills

++	A very positive assessment is judged to be where the policy/allocation explicitly promotes opportunities or criteria to deliver the key outcome of the sustainability objective.
+	A positive assessment is where the policy/allocation would positively contribute to achieving the delivery of the sustainability objectives.
0	A neutral assessment is where the policy is either irrelevant to the sustainability objective or where the positives are equally outweighed by the negatives creating a neutral.
-	A negative assessment is where the policy/allocation is inconsistent with the strategic sustainability objective.
--	A very negative assessment applies where the policy/allocation is explicitly in conflict with the sustainability objective.

Table 5.1: Sites previously consulted for allocation in the Allocation and Development Management Plan

Site	Previous Allocation	Final Allocation	When Appraised	Reason for change
West Kent Cold Store, Duntun Green, Sevenoaks	Residential	None	Site Allocations Options (2010)	Planning Application Granted and development underway
Police Station, Morewood Close, Sevenoaks	Residential	None	Site Allocations Options (2010)	Planning Application Granted
Land West of Blighs Meadow, Sevenoaks	Mixed use	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report	Planning Application Granted
Corner of Birchwood Park Avenue, Swanley	Residential	None	Site Allocations Options (2010)	No longer promoted by owner
Former De ja vu site and land to rear	Residential	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Planning Application Granted for the former de ja vu site. Land to rear in primarily retail use. No allocation.
St. Bartholomew's Hospital, Swanley	Residential	None	Site Allocations Options (2010)	Planning Application Granted and development complete
31-37 Park Lane, Kemsing	Residential	None	Site Allocations Options (2010)	No longer promoted by owner
Land adjacent to Broom Hill employment allocation,	Residential	Open Space	Interim 'Options and Alternatives' Report (2012)	Appraisal concluded that open space was the most sustainable use of this site. Therefore

Swanley				reallocated for protected open space.
Land at Cedar Drive, Edenbridge	Residential	Open Space	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Appraisal concluded that open space was the most sustainable use of this site. Therefore reallocated for protected open space
Land Rear of Moat Cottage, Otford	Residential	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Appraisal concluded that this site was not suitable for residential development. Therefore unallocated
Land Rear of Garden Cottages	Residential	None	Site Allocations Options (2010)	Planning Application Granted
Shefts Croft (Leigh builders yard) Edenbridge	Employment	None	Site Allocations Options (2010) Interim 'Options and Alternatives' Report (2012)	Planning Application Granted
Bovis Manor House, New Ash Green	Residential	None	Interim 'Options and Alternatives' Report (2012)	On the recommendation of the LDF Advisory Group, the site is left as non-allocated land which will allow consideration through a Neighbourhood Plan or through planning applications for the site which would be considered on their merits.

The Appraisals for sites which have been removed for reasons other than gaining planning permission can be found below.

Corner of Birchwood Park Avenue, Swanley

This site was subject to SA in the Site Allocations (Options) 2010 document. The site is no longer promoted for residential development by the owners and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	++	Strategic Objective 2	++	Strategic Objective 3	++	Distance Mainline Railway Station	+	Impact on Ecology and Biodiversity	++	Impacts on Listed Buildings	++	Impacts on Conservation Areas	++	Impact on Archaeology	++	Impacts on Flooding	++	Impacts on Air Quality	++	Impacts on Economic Development	o	Contribution to Affordable Housing	++
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31 – 37 Park Lane, Kemsing

This site was subject to SA in the Site Allocations (Options) 2010 document. The site is no longer promoted for residential development by the owners and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	++	Strategic Objective 2	++	Strategic Objective 3	++	Distance	.	Mainline Railway	Station	Impact on Ecology and Biodiversity	++	Impact on Listed Buildings	++	Impacts on Conservation Areas	++	Impact on Archaeology	++	Impacts on Flooding	++	Impacts on Air Quality	!	Impacts on Economic Development	0	Contribution to Affordable Housing	++
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Land at Cedar Drive, Edenbridge

This site was subject to SA in the Site Allocations (Options) 2010 document and the Interim 'Options and Alternatives' Report 2012. The site is currently allocated for protected open space in the saved Local Plan and following the Options and Alternatives appraisal it is no longer allocated for residential development and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	Strategic Objective 2	Strategic Objective 3	Distance Mainline Railway Station	Impact on Ecology and Biodiversity	Impacts on Listed Buildings	Impacts on Conservation Areas	Impact on Archaeology	Impacts on Flooding	Impacts on Air Quality	Impacts on Economic Development	Contribution to Affordable Housing
+	++	++	+	++	++	++	++	++	++	0	++

Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Remove open space designation and allocate for housing development.

Option B - Re-allocate as protected open space.

Summary:

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	-	0	0	-	-	--	0	0	0	0	0	0
Option B	-	+	0	0	+	0	++	0	0	0	0	0	0

Conclusion:

Taking into consideration the above assessments, the option to retain the site as protected open space scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives. The key issues for consideration are the extent to which the loss of public amenity open space should be assessed against the creation of a small scale housing development.

Baseline indicator levels of affordable housing levels will not be significantly improved as a result of a very small scale development, which may only include a financial contribution or single affordable unit. In contrast access to local green space is an identified as key baseline indicator that will be impacted upon should the site be lost to a housing scheme.

Agenda Item 5g

Land Rear of Moat Cottages, Otford

This site was subject to SA in the Site Allocations (Options) 2010 document and the Interim 'Options and Alternatives' Report 2012. The site is in a location of high archaeological importance and a conservation area. There is also a protected Ancient Monument, which is long linear pond that would need to be crossed to access the area of the site whereby housing would be developed. Following the Options and Alternatives appraisal it is no longer allocated for residential development and therefore has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010

Strategic Objective 1	+	Strategic Objective 2	-	Strategic Objective 3	-	Distance Mainline Railway Station	++	Impact on Ecology and Biodiversity	++	Impacts on Listed Buildings	++	Impacts on Conservation Areas	--	Impact on Archaeology	--	Impacts on Flooding	++	Impacts on Air Quality	++	Impacts on Economic Development	0	Contribution to Affordable Housing	++
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Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Allocate for housing development

Option B – Reject on heritage grounds

Summary:

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	++	--	0	0	0	-	--	--	0	0	0	0	0
Option B	-	+	0	0	0	+	+	++	0	+	0	0	0

Conclusion:

Taking into consideration the above assessments, the option to reject a housing allocation on heritage grounds scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues for consideration are the importance of protecting heritage assets and whether the housing benefit of a small scale residential scheme would warrant the potential loss or harm of these units.

Land Rear of De ja vu/Premier Inn

This site was included as part of a wider proposed allocation including the land of the former De Ja Vu nightclub. This larger allocation was subject to SA in the Site Allocations (Options) 2010 document. The nightclub land has subsequently been developed as a Premier Inn. An ELR was carried out which identified the remaining land to be in almost solely retail use. Therefore, it is no longer allocated for employment or residential development and has not been included as part of the Allocations and Development Management Plan Draft for Submission.

Appraisal – Site Allocations Options 2010 (Larger site inc. nightclub)

Strategic Objective 1	++	Strategic Objective 2	++	Strategic Objective 3	++	Distance Mainline Railway Station	.	Impact on Ecology and Biodiversity	++	Impact on Listed Buildings	++	Impacts on Conservation Areas	++	Impact on Archaeology	++	Impacts on Flooding	++	Impacts on Air Quality	.	Impacts on Economic Development	++	Contribution to Affordable Housing	++
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Land at Broom Hill

This green field site was included as part of a wider proposed employment allocation carried forward from the Local Plan. The employment allocation was subject to SA in the Site Allocations (Options) 2010 document.

Evidence states that not all of the site is now required for employment during the plan period and the owners of the western section are promoting the site for residential development. The site was subject to appraisal in the Interim 'Options and Alternatives' Report 2012 and it was concluded that the land would be allocated as protected open space.

Appraisal – Site Allocations Options 2010 (employment use)

Strategic Objective 1	++	Strategic Objective 2	-	Strategic Objective 3	++	Distance Mainline Railway Station	-	Impact on Ecology and Biodiversity	++	Impacts on Listed Buildings	++	Impacts on Conservation Areas	++	Impact on Archaeology	++	Impacts on Flooding	++	Impacts on Air Quality	++	Impacts on Economic Development	0	Contribution to Affordable Housing	-
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Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Allocate a portion of land for housing.

Option B – Retain land in its current open form.

Summary

	1	2	3	4	5	6	7	8	9	10	11	12	13
SAObjective													
Option A	++	-	--	0	-	-	-	0	0	0	-	0	0
Option B	-	+	+	0	+	+	++	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to retain the site in its current open form scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The issues for consideration are the merits of retaining non accessible open space against the delivery of housing at the site. Whilst the retention of open space is positive for aesthetic reasons the private nature of the land will mean that baseline indicators that seek improved access to sports and recreation opportunities or access to local green space will not benefit as a result of the retention approach. In contrast the delivery of affordable housing as part of a redevelopment would likely have a positive impacts against the housing baseline indicators.

Bovis Manor House, New Ash Green

This employment site was not included as part of the Districts employment land in the Employment Land Review. The owners are promoting the site for residential development and an SA was undertaken.

On the recommendation of the LDF Advisory Group, the site is left as non-allocated land which will allow consideration through a Neighbourhood Plan or through planning applications for the site which would be considered on their merits.

SAObjective	1	2	3	4	5	6	7	8	9	10	11	12	13
Residential	++	0	0	0	+	0	0	+	0	+	+	--	--

Development Management Policies

Policies subject to public consultation and Sustainability Appraisal

The following policies are no longer within the Allocations and Development Management Plan but were subject to previous sustainability appraisal and public consultation.

Table 6: Development Management policies which have been removed or combined

Policy	Reason for change
Crime and disorder	Appraisal concluded policy should be included and now incorporated into policy EN1 – Design Principles
New residential institutions	Not compliant with NPPF
Re-use of redundant school playing fields	Appraisal concluded policy should be included and now incorporated into policy GI2 – Loss of Open Space
Village Centres	Incorporated into policy LC4 – Neighbourhood and Village Centres

Crime and Disorder

A sustainability appraisal was undertaken in the Interim 'Options and Alternatives' Report 2012 for the inclusion of a specific policy on Crime and Disorder. It has since been concluded that a separate Crime and Disorder policy is not required but that the policy should be incorporated into Policy EN1 – Design Principles.

Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Include a generic policy to prohibit proposals that will or could result in an increase in crime, disorder and anti-social behaviour.

Option B – Do not include policy and rely on criteria in the design and amenity policies that seeks to ensure development is safely designed and does not impact on surrounding neighbours.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	+	+	0	0	0	0	0	+	0	0	0
Option B	0	0	0	0	0	0	0	0	0	0	0	0	0

Conclusion

Taking into consideration the above assessments, the option to include a crime and disorder policy scores very positively against the Sevenoaks LDF Sustainability Objectives.

Re-use of Redundant School Playing Fields

A sustainability appraisal was undertaken in the Interim ‘Options and Alternatives’ Report 2012 for the inclusion of a specific policy on the re-use of redundant school playing fields. It has since been concluded that a separate policy is not required but that the policy should be incorporated into Policy GI1 – Loss of Open Space.

Appraisal – Interim ‘Options and Alternatives’ Report 2012

Option A – Prioritise for community open space use in the first instance (i.e. sports pitches or open recreation ground for public use).

Option B – Protect as amenity open space for the occupants of a wider school complex redevelopment (most likely housing)

Option C - Allow market driven development (most likely housing).

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	+	++	++	++	+	+	0	+	0	+	0	0
Option B	0	+	+	0	+	+	++	0	0	+	+	0	0
Option C	++	0	-	-	--	-	-	0	0	0	--	0	0

Conclusion

Taking into consideration the above assessments, the option to protect redundant school playing fields in a community use scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives.

The key issues to be balanced are the good opportunities to promote housing development on urban and sustainably located sites, compared with the option of utilising opportunities to promote essential sports and recreational facilities that meet community needs and that help promote health and wellbeing and combat poverty and social exclusion.

The need to promote health and wellbeing has a number key baseline indicators, such as accessing the accessibility to sports facilities and green open space. Increasing the accessibilities and meeting baseline objectives is harder to address than some of the housing indicators because of land ownerships and constraints that exist within the District.

Village Centres

A sustainability appraisal was undertaken in Development Management Policy Options 2011 for the inclusion of a specific policy on Village Centres. The incorporation of Town and Village Centres was subject to sustainability appraisal in the Interim 'Options and Alternatives' Report 2012. It has since been concluded that a separate policy is not required but that the policy should be incorporated into Policy LC4 – Neighbourhood and Village Centres.

Development Management Policy Options 2011

The Development Management Policy Options were appraised against the 13 Sustainability Objectives.

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Village Centres	+	0	+	+	++	0	0	0	+	+	+	++	0

Appraisal – Interim 'Options and Alternatives' Report 2012

Option A – Protect an appropriate balance of A1 units within town and local centres.

Option B – Do not protect an appropriate balance of A1 units and instead allow appropriate town centre uses to be driven by market demand.

Summary

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A	0	0	0	0	++	0	0	0	+	0	0	++	+
Option B	0	0	0	0	+	0	0	0	0	0	0	+	+

Conclusion

Taking into consideration the above assessments, the option to promote a balance of A1 (shop) units within the main town centres scores the most positive assessments against the Sevenoaks LDF Sustainability Objectives. Both options seek to ensure the maximum amount of floor space in town centre uses, which is a specific baseline indicator related to objective 5 as defined in the Scoping Report Update (May 2011)

**Sevenoaks District Council
Community Infrastructure Levy (CIL)
Viability Assessment**

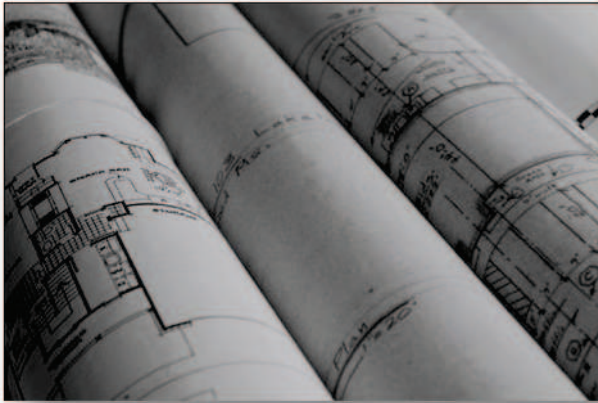
Ref: DSP 12090

Final Report

June 2012

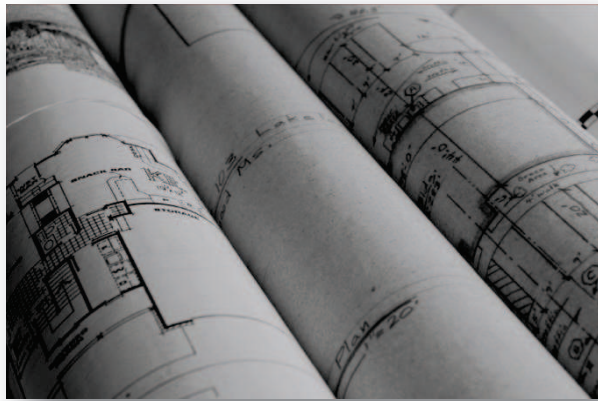
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- Appendix I:** Assumptions outline
- Appendix IIa:** Residential Results Summaries
- Appendix IIb:** Commercial Results summaries
- Appendix III:** Market, Values and Assumptions – Research and Background
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Executive Summary

1. The Community Infrastructure Levy (CIL) has been introduced by the Government as a means of Local Authorities pooling development contributions to help fund the provision of the local infrastructure needed to support the planned growth in their area. By 2014 it will largely, though not entirely, replace s.106 as a means of securing such contributions (after then, pooling of s.106 contributions to fund wider infrastructure provision will be limited).
2. The CIL will be chargeable on a per square metre (sq m) basis; on all new development exceeding 100 sq m (including extensions) and including new dwellings (only) of less than 100 sq m. Affordable housing and developments by charities will not be subject to CIL charging. Subject to certain rules, the CIL will not apply to any existing accommodation on a development site (whether demolished or reused) – that floor area may be deducted (“netted-off”) from the chargeable development floor area within the payment calculation.
3. In the process of considering its local implementation of the CIL, Sevenoaks District Council appointed Dixon Searle Partnership (DSP) to review the development viability scope for a range of development types (residential and commercial / non-residential) to support CIL funding in the District.
4. CIL viability studies usually assume a fixed level of affordable housing in common with adopted development plan (Local Development Framework - LDF) policy i.e. as contained in a Council’s Core Strategy. This type approach to reviewing viability (i.e. taking account of collective impacts) is also included in the Government’s National Planning Policy Framework (NPPF) which has been published at the point of us finalising the drafting of this report.
5. Therefore the main purpose of this resulting study is to further inform the Council’s consideration of proposed CIL charging rate(s) in the District, by use type and potentially also by locality – depending on viability, varying charging rates may be set. The study approach does so through exploring the collective effect of key development costs and obligations. These various viability influences cannot be separated.

6. In setting CIL charging rates that strike an appropriate balance between contributing to local infrastructure funding needs (the funding gap) and development viability, Local Authorities also need to consider a wide range of other information. This includes information on site supply and likely frequency and development plan relevance of various development types to their area. These are very similar principles to those relevant for considering affordable housing policies.
7. The study involved the key stages of research; assumptions setting; running a wide range of development viability appraisals; and, finally, analysis and review. The appraisals used residual land valuation principles, as have become the main established approach to this type of study and have been used over the last several years to consider affordable housing viability.
8. For residential development, suitable parameters for CIL charging were found to be £75 to £125/sq m overall, dependent on the chosen approach to applying CIL across the District. The selection of a charging rate or rates is likely to be within that range. This will be linked also with the view on a locality based (varied) or District-wide approach and to considering the site types and locations most relevant to the proposed plan led delivery of growth in the District; dependent on the Core Strategy direction site supply streams, options for a varied or single CIL rate for residential development may be considered; however in our view a simple dual rate approach would best fit the local circumstances.
9. In all cases, (and applicable also to commercial/non-residential scenarios) any rates considered below the levels and parameters that we set out are within the scope of our viability findings.
10. Varying house prices seen in the District affect the development viability of residential schemes. Overall, therefore, mixed viability outcomes were seen through our overview. In considering this work and taking CIL implementation plans forward, the Council must be careful not to place an undue level of added risk to development which could undermine the delivery of its Core Strategy and other development plan proposals. This means that any lower value areas which are expected to deliver significant new housing in the plan context need to be considered carefully. It means

also that the wider characteristics and costs of development need to be considered, including a range of factors such as potentially ongoing uncertain market conditions and variable land value levels.

11. Therefore, at this stage, an appropriate balance between the infrastructure funding needs and viability was found to be at levels no higher than £125/sq m in the Sevenoaks District context; which, viewed as a whole, is a high values area that also includes some relatively modest market housing value levels, mixed site types coming forward and significant affordable housing needs.
12. We regard this as the upper rate CIL charging scope, which we have suggested would be appropriate for most areas of the District, centred on Sevenoaks, Westerham, Otford and most of the rural areas / smaller settlements.
13. DSP considers that in viability terms a lower CIL charging rate should be considered for Swanley and adjoining areas in the north of the District (including New Ash Green) together with Edenbridge in the south west; those areas having typically lower values available to support scheme viability and providing different characteristics to the remainder of the District. These are general features based on a high level overview and not necessarily reflecting all local variations, but nevertheless this type of approach fits the CIL principles while respecting the key variations seen.
14. In summary, there are several key themes and potential options that emerge and inform the Council's ongoing work. These can be related to potential options for CIL charging rates:

Key option: Variable residential charging rates suggested at £75/sq m for lower value areas and £125/sq m for higher value areas (as at paragraphs 11 to 13 above).

Alternative approach: Lower single district-wide flat rate – necessarily set at a similar rate to the £75/sq m suggested lower rate, respecting viability scenarios in the lower value areas.

For clarity, any rates set beneath these levels as part of a differentiated approach (following further consideration by the Council) would be within the scope of our viability findings.

15. The viability of a range of commercial / non-residential development types in the District was found to be highly variable – with only retail development capable of reliably supporting meaningful CIL contributions. This is a common finding in our wider CIL work and that of other Local Authorities.
16. Whilst, in theory, we found CIL charging rates for larger format retail developments (by which we mean supermarkets – i.e. larger convenience stores and retail warehousing – see the definitions below at paragraph 25) could be set at higher levels, we recommend in preference a rate of £125/sq m for such large retail formats – i.e. to align to the upper parameters suggested for residential rates. We consider that larger convenience stores could be further described by reference to having a sales floor area exceeding 280 sq m; linked to the Sunday Trading provisions.
17. We recommend a rate set at around half the large format retail level if following a differentiated route between retail types as per our suggested option supported by the findings. This would be applicable to smaller retail formats, principally assuming any new convenience stores of less than 280 sq m sales area, and also to all other A use types outside the large (more than 280 sq m) convenience stores and retail warehousing formats. This would be intended to “sweep-up” all other A class use types, including town centre comparison retail. We have described the potential charging rate parameters for this lower retail rate as not more than £50 to 75/sq m.
18. However, there could also be a suitable alternative overall (single) charging rate for retail, depending on the Council’s overview of the types most likely to come forward during the lifespan of the Charging Schedule. This could see the Council setting an intermediate rate for retail if it were to take this overview. As with the discussion on differentiation (or not) for residential, however, we consider that a dual rate approach for retail would be more reflective of the different development characteristics and the viability findings. In this regard, town centre comparison retail exhibits typically lower viability levels in the current and foreseeable future climate than the supermarket and retail warehousing formats. This theme can be seen

through the range of stalled schemes nationally. We suggest the parameters for a CIL charging rate for town centre comparison retail are to a level not exceeding the £50 – 75/sq m lower retail rate put forward). As with all charging rate levels, this could be kept under review for subsequent charging schedules in light of economic circumstances and relevance of various scheme types locally.

19. In testing other forms of commercial / non-residential development, it was found that any level of CIL charging could generally either exacerbate the viability issues associated with marginal schemes or unviable schemes by placing undue added risk to other forms of new development coming forward. This added risk needs to be balanced against the likely frequency of such schemes, their role in the development plan delivery overall and perhaps also the level of CIL “yield” (total monies collected) that they might provide.
20. At the current time and for the foreseeable future we recommend a nil (£0/sq m) charging rate applicable to business development (‘B’ uses). The viability results were typically very poor for these scenarios, such that only most favourable combinations of assumptions produced potentially viable scenarios, and then only in particular site and scheme circumstances. This is not an unusual finding in our experience – it is consistent with our and others’ findings in a wide range of local authority areas. It is a reflection of the poor relationship between development values and costs, as compounded by uncertain market conditions.
21. The same applies to a wide range of forms of new development, so that we recommend that the Council considers a £0 (nil) charging rate for those. We include agricultural development within this.
22. In all cases the resulting CIL charging rates parameters are considered to represent an appropriate approach and balance in the local circumstances. In arriving at a suitable overall approach, the Council will need to consider this information and the viability scope explained alongside the wider picture on the likely distribution and frequency of various forms of development.
23. Since it is likely to be such a variable factor, none of our appraisals make allowance for viability improvements which might be seen through the “netting-off” (subject to

the Regulations) of existing floorspace. In a range of situations this is expected to provide some level of positive viability influence through a reduced floor area being subject to CIL charging. It could help to counter-act the negative viability affects of other costs and obligations relative to a scenario with no such deduction of existing floor area.

- 24. The report includes detailed information and commentary. It also makes associated recommendations relating to regular monitoring and potential review of the local CIL charging regime.
- 25. The following table provides a summary of the potential CIL charging rates scope, in viability terms (as at Figure 13, Chapter 3, of the full report text):

Summary on CIL Viability – Potential Rates and Guidance for the Council’s consideration
<u>Residential – (see also Map at Appendix V)</u>
<p><i>Recommendation:</i></p> <p><u>Differentiated Rates -</u></p> <p>In lower value areas an appropriate rate of £75/sq m (i.e. Swanley, New Ash Green and adjoining areas in the north of the District; Edenbridge in the south west).</p> <p>In higher value areas an appropriate rate of £125/sq m (i.e. rest of District centred on Sevenoaks, including Westerham, Otford and all areas excluding the suggested lower rate zones as above).</p>
<p><u>Retail – generally – suggested main option to differentiate; alternative to set a single rate.</u></p> <p>Relates to all A-class uses.</p>

Retail – large format – (meaning supermarkets i.e. large scale convenience stores and retail warehousing)

Recommendation:

Rate – suggested not exceeding £125/sq m (that being within greater viability scope) - if differentiating.

Applicable to convenience stores of over 280 sq m sales area and the retail warehousing of any size.

Convenience retailing, based on the former PPS 4 definition) means:

The provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.

Retail warehousing means:

Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne users.

Retail – small / other formats – others types including smaller convenience stores and town centre comparison retail.

Principally this envisages convenience stores with a sales area of less than 280 sq m as the most likely new-build forms. However (if the Council expects significant provision of any such developments within the life of the charging schedule) this would also applicable to all other retail categories outside large convenience stores and retail warehousing. Therefore this would be applicable to town centre comparison retail and potentially to other retail based uses (e.g. motor sales, retail warehousing/wholesaling clubs - should those be included with the charging schedule). Suggested that alongside the definitions a threshold approach of 280 sq m sales floor area could be used for new convenience store developments to differentiate between the lower and higher charging rates, whilst acknowledging that threshold could also be set higher (at up to say 500 sq m) given that we have found viability outcomes not to be particularly sensitive to specific floor area alone, if the retailing format envisaged stays constant and so means little variation to rents, yields and other assumptions.

<i>Convenience retailing defined as above.</i>
<p>Recommendation:</p> <p>Up to approximately half large (convenience stores of over 280 sq m and retail warehousing) retail rate – suggested appropriate parameters up to £50 - 75/sq m - if differentiating.</p>
<p>Retail alternative – single charging rate – necessarily close to suggested lower rate. Suggested not exceeding £75/sq m if considered, but means compromise and considered by DSP to be a less suitable approach.</p>
Business Development - Office and Industrial (B1, B1a, B2, B8)
<p>Recommendation:</p> <p>Zero rate (£0)</p>
Hotels and Care Homes
<p>Recommendation:</p> <p>Zero rate (£0) on balance in preference to a low / nominal rate (Alternative: nominal / low CIL rate, but difficult to justify in viability terms and added risk to potentially marginal schemes).</p>
Community and other uses, including Agricultural
<p>Recommendation:</p> <p>Zero rate (£0) on balance in preference to a low / nominal rate (Alternative: nominal / low CIL rate, but difficult to justify in viability terms and again added risk to potentially marginal schemes).</p>

Notes:

- In all cases CIL charging rates pitched beneath our quoted levels / parameters would also be within the scope of our viability findings.
- With these charging rate parameters a proportion of the fund could be directed to provision in-kind and / or s.106. The potential funding scope could be considered in various ways – again, subject to the CIL Regulations.

26. Whichever approach to CIL is progressed, the Council will need to continue to operate its overall approach to planning obligations in an adaptable way; reacting to and discussing particular site circumstances as needed (and supported by shared viability information for

review). CIL will be fixed, but will need to be viewed as part of a wider package of costs and obligations that will need to be balanced and workable across a range of circumstances. This again is not just a local factor, but is a widely applicable principle.

Executive Summary ends. June 2012.

1 Introduction

1.1. Background – Community Infrastructure Levy and Purpose of this Report

- 1.1.1 The Community Infrastructure Levy (CIL) came into force in April 2010 and allows local authorities in England and Wales to raise funds from developers undertaking new developments in their area. In this case, Sevenoaks District Council will be the charging authority.
- 1.1.2 CIL takes the form of a charge levied per square metre (sq m) of net additional floorspace of development. The levy is chargeable on most types of new development that involve an increase in floor space. The charge will be expressed as a rate in £s per sq m of development; known as the charging rate.
- 1.1.3 The majority of developments providing an addition of less than 100 sq m in gross internal floor area will not pay. For example, a small extension to a house or to a commercial / non-residential property; or a non-residential new-build of less than 100 sq m will not be subject to the charge. However, development that involves the creation of a new residential unit (such as a house or a flat) will pay the charge, even if the new dwelling has a gross internal floor area of less than 100 sq m.
- 1.1.4 The funds raised are to be allocated towards infrastructure needed to support new development in the charging authority's area, in accordance with its Local Development Framework (LDF) Development Plan (Core Strategy Development Plan Document (DPD)); or Local Plan, as it may now be known. In this authority's case, the key document is the Core Strategy – adopted by the Council in February 2011. The Government has recently consulted on a requirement that charging authorities allocate a 'meaningful proportion' of the levy revenue raised in each neighbourhood back to those local areas.
- 1.1.5 Under the Government's regulations, affordable housing and development by charities will not be liable for CIL charging. This means that within mixed tenure housing schemes, it is the market dwellings only that will be liable for the payments at the rate(s) set by the charging authority.

- 1.1.6 The levy rate(s) will have to be informed and underpinned firstly by evidence of the infrastructure needed to support new development, and therefore as to the anticipated funding gap that exists; and secondly by evidence of development viability.
- 1.1.7 Sevenoaks District Council has been working with infrastructure providers and agencies in considering and estimating the costs of the local requirements associated with supporting the Core Strategy. This work forms the basis of identifying the total cost of infrastructure associated with supporting the growth identified in the District’s Core Strategy and the funding gap that will be supported in part through CIL.
- 1.1.8 Infrastructure is taken to mean any service or facility that supports the Council’s area and its population and includes (but is not limited to) facilities for transport, open space, education, health, community services, culture and leisure. In the case of the current scope of the CIL, and therefore this assessment, affordable housing is assumed to be outside that and dealt with in the established way through site specific planning (s.106) agreements. Affordable housing has been allowed for in addition to testing potential CIL charging rates - as a consistent appraisal theme. In this sense, the collective planning obligations (affordable housing, CIL and any continued use of s.106) cannot be separated. The level of each will play a role in determining the potential to bear this collective cost; therefore each of these cost factors influences the available scope for supporting the others. It follows that the extent to which s.106 will have an ongoing role in varying circumstances may also need to be considered in determining suitable CIL charging rates, bearing in mind that CIL will be non-negotiable. This could be a significant consideration, for example, in respect of strategic development associated with high costs and obligations levels and particularly where these characteristics may coincide with lower value areas.
- 1.1.9 Sevenoaks District, located to the south east of Greater London, is predominately rural in nature. Of its approximately 370 sq km area, about 93% is Green Belt and 60% is within an Area of Outstanding Natural Beauty. The District’s main settlements are Sevenoaks (‘main town’), Swanley (‘secondary town’) and Edenbridge (‘rural service centre’), which will be the primary locations for new development. The

District also has a number of larger villages (New Ash Green, Otford and Westerham – described as ‘local service centres’) which may experience more modest levels of development, together with a range of ‘service villages’ (17 are named in the Core Strategy) and smaller rural area settlements.

- 1.1.10 The Council’s adopted Core Strategy plans for the development of 3,300 additional dwellings in the District in the period 2006-2026. Of these, as at 31 March 2011 (the latest complete annual monitoring information), 2306 additional dwellings had either been completed since 2006, were under construction or had planning permission. In addition, the Council has identified a range of sites through its Strategic Housing Land Availability Assessment (SHLAA) to meet a substantial proportion of the future requirements. These sites are predominately on previously developed land (PDL), with greenfield development opportunities limited by the Green Belt boundaries around the District’s main settlements.
- 1.1.11 Given the introduction of the National Planning Policy Framework (NPPF) in final form in March 2012 (which supersedes previous Planning Policy Statements, including PPS3), the study has been produced in light of that and so includes the consideration of Affordable Rented tenure as introduced by the Government and Homes and Communities Agency (HCA) for its Affordable Homes Programme (AHP) 2011 to 2015. More information on the AHP can be viewed at the HCA’s web-site: <http://www.homesandcommunities.co.uk/affordable-homes> . The Government’s updated definition of affordable housing (following on from the 2011 update to PPS3) is now to be found at Annex 2, the Glossary to the NPPF. As will be explained in this study document, affordable housing is a significant component of the assumptions set.
- 1.1.12 An authority wishing to implement the CIL locally must produce a charging schedule setting out the levy’s rates in its area. The CIL rate or rates should be set at a level that ensures development within the authority’s area (as a whole, based on the plan provision) is not put at serious risk.
- 1.1.13 A key requirement of CIL and setting the charging rates is that an appropriate balance should be struck between the desirability of funding infrastructure from the levy and the potential effects that imposing the levy may have upon the economic viability of development (development viability). In order to meet the requirement of Regulation 14 of the CIL Regulations April 2010 (as amended) the Council therefore

appointed Dixon Searle Partnership (DSP) to provide the evidence base to inform the development of and support the Council's draft charging schedule in viability terms.

- 1.1.14 This study investigates the potential scope for CIL charging in Sevenoaks District. This is done by considering the economic viability of residential and commercial / non-residential development scenarios within the district; taking into account the range of usual collective costs and obligations associated with development, as would be borne by development schemes alongside the CIL sums. It aims to provide the Council with advice as to the likely viability of seeking developer contributions towards infrastructure provision through the CIL. This includes the consideration of viability and the potential charging rate or rates appropriate in the local context as part of a suitable and achievable overall package of planning obligations. In practice, within any given scheme there are many variations and details that can influence the specific viability outcome. Whilst acknowledging that, this work provides a high level overview that cannot fully reflect a wide range of highly variable site specifics. This necessary overview is in accordance with the CIL principles and provisions.
- 1.1.15 The approach used to inform the study applies the well recognised methodology of residual land valuation. Put simply, the residual land value (RLV) produced by a potential development is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme (the gross development value – GDV).
- 1.1.16 The residual valuation technique has been used to run appraisals on residential and commercial / non-residential scheme types (notional or hypothetical schemes) representing development scenarios that are considered relevant to the development plan and could come forward within the District.
- 1.1.17 A key element of the viability overview process is comparison of the RLVs generated by the appraisals for the purposes of this study with potential levels of land value that may need to be reached to secure sites. These comparisons are necessarily indicative but are usually linked to some measure of an existing use value (EUV) of a site plus in some cases a level of uplift – with any surplus then potentially available for CIL payments.

- 1.1.18 In considering the relationship between the RLV created by a scenario and some comparative level that might need to be reached, we have to acknowledge that in practice this is a dynamic one – land value levels and comparisons will be highly variable in practice. It is not an exact science, as is acknowledged in a range of similar work and in technical papers and guidance notes on the topic of considering and assessing development viability. Therefore, so as to inform our judgments in making this overview, our practice is to look at a range of potential land value levels that might need to be reached in various scenarios. These are illustrative and the RLV results themselves can be used to get a feel for the level of land value being generated by each trial scenario (assumptions combination) as part of considering the wider picture beyond a particular land value comparison level.
- 1.1.19 The study process produces a large range of results relating to the exploration of a range of potential ('trial') CIL charging rates as well as other variables. As with all such studies using these principles, an overview of the results and the trends seen across them is required - so that judgments can be made to inform the Council's ongoing work.
- 1.1.20 The potential level of CIL charge viable in each scenario has been varied through an iterative process exploring trial charging rates over a range £0 to £200 per sq m – for both residential and non-residential / commercial scheme test scenarios.
- 1.1.21 As above, the results of each of the appraisals are compared to a range of potential existing or alternative land use value indications or other guides relevant to the circumstances. These are necessary to determine the potential scope for various CIL rate contributions according to development type and with varying completed scheme value levels (GDVs). The results sets have been tabulated in summary form and those are included as Appendices IIa (residential) and IIb (commercial).
- 1.1.22 In the background to considering the scale of the potential charging rates and their proportional level in the Sevenoaks context, we have also reviewed them alongside a variety of additional measures that can be useful indicators for the Council's consideration. This includes reviewing the potential CIL charging rates in terms of

percentage of development value, percentage of development cost; and the equivalent levy sum in £s per unit or by scheme total.

1.1.23 The report then sets out findings for the Council to consider in taking forward its further development work on the local implementation of the CIL and in particular the Council's Preliminary Draft Charging Schedule.

1.2 Notes and Limitations

1.2.1 This study has been carried out using well recognised residual valuation techniques by consultants highly experienced in the preparation of strategic viability assessments for local authority policy development including affordable housing and CIL economic viability. However, in no way does this study provide formal valuation advice. It should not be relied on for other purposes.

1.2.2 In order to carry out this type of study a large quantity of data is reviewed and a range of assumptions are required alongside that. It is acknowledged that these rarely fit all eventualities - small changes in assumptions can have a significant individual or cumulative effect on the residual land value generated and / or the value of the CIL funding potential (the surplus after land value comparisons).

1.2.3 It should be noted that in practice every scheme is different and no study of this nature can reflect all the variances seen in site specific cases. The study is not intended to prescribe assumptions or outcomes for specific cases.

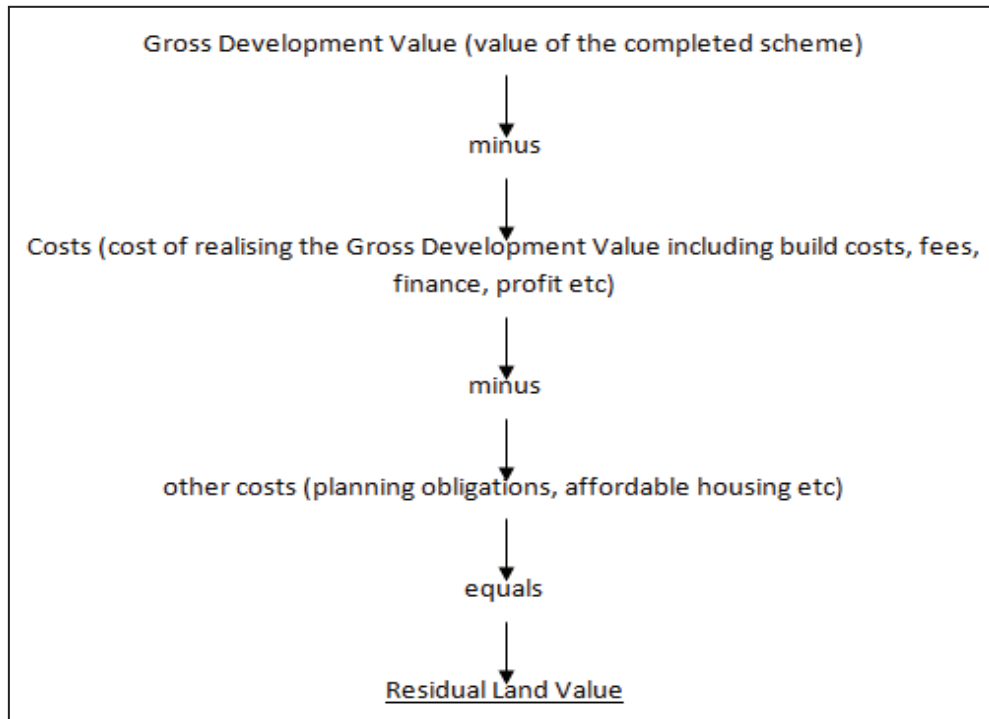
1.2.4 Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments and a degree of professional judgment is required. We are confident, however, that our assumptions are reasonable in terms of making this viability overview and informing the Council's work on its CIL preliminary draft charging schedule preparations together with further consideration of affordable housing policy targets.

2 Assessment Methodology

2.1 Residual valuation principles

- 2.1.1 This study investigates the potential for a range of development types to contribute to infrastructure provision funding across Sevenoaks District through local implementation of the CIL.
- 2.1.2 By fixing the Council's adopted Core Strategy led affordable housing target (%) requirements and other planning policy / obligations as assumptions that will impact scheme viability alongside the trialled CIL charging rates, we are able to investigate and consider how these obligations interact and their collective effect. This is in accordance with well established practice on reviewing development viability at this strategic level, and consistent with the recently published NPPF. In this context, a development generally provides a fixed amount of value (the gross development value – GDV) from which to meet all necessary costs and obligations.
- 2.1.3 In order to do this we have run development appraisals using the well recognised principles of residual valuation on a number of notional scheme types, both residential and non-residential/commercial.
- 2.1.4 This technique, as the term suggests, provides a 'residual' value from the gross GDV (sale proceeds) of a scheme after all other costs have been deducted from that. Figure 1 below shows the basic principles behind this, in highly simplified form:

Figure 1: Simplified Residual Land Valuation Principles



2.1.5 Having allowed for the costs of acquisition, development, finance, profit and sale, the resulting figure indicates the sum that is potentially available to pay for the land – i.e. the residual land value (RLV).

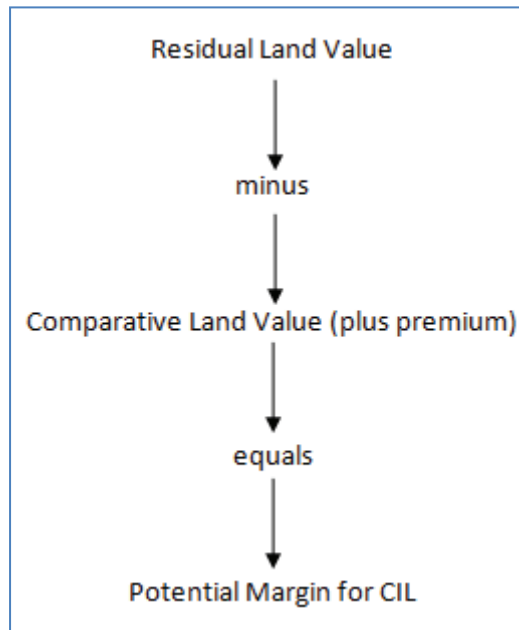
2.1.6 In order to guide on a range of likely viability outcomes the assessment process also requires a benchmark, or range of benchmarks of some form, against which to compare the RLV - such as an indication of existing or alternative land use values (EUVs or AUVs) relevant to the site use and locality; including any potential uplift that may be required to encourage a site to be released for development (which might be termed a premium, over-bid, incentive or similar). Essentially this means taking an appropriate high level view around the potential level(s) that land value (i.e. the scheme related RLV) may need to reach in order to drive varying prospects of schemes being viable. The appraisal results (RLVs) can be used to consider the wider picture outside a particular level of land value comparison, as will often be necessary given the wide range of circumstances that could be encountered.

2.1.7 The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific and highly subjective matter. It often relates to a range

of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner. Any available indications of land values using sources such as the Valuation Office Agency (VOA) reporting, previous evidence held by the Council and any available sales, or other evidence on value, are used for this purpose in making our assessment. Recently there has been a low level of activity on land deals and consequently there has been very little to go on in terms of examples; a range of reporting as mentioned above has to be relied upon to inform our assumptions and judgments. This is certainly not just a local factor, but one that we are experiencing on a consistent basis in carrying out these types of studies. In assessing results, the surplus or excess residual (land value) remaining above these indicative land value comparisons is shown as the margin potentially available to fund CIL contributions.

- 2.1.8 From an overview of those relationships, in the context of the range of wider assumptions within particular scenarios, we can see results trends. These show deteriorating RLV and therefore viability outcomes as scheme value (GDV) decreases and / or costs rise – e.g. through adding / increasing affordable housing, increasing build costs (as with varying commercial development types) and increasing trial CIL rates.
- 2.1.9 Any potential margin (CIL funding scope) is then considered in the round so that charging rates are not pushed to the limits but also allow for some other scope to support viability given the range of costs that could alter over time or with scheme specifics. In essence, the steps taken to consider that potential margin or surplus are as follows (see figure 2 below):

Figure 2: Relationship Between RLV & Potential Maximum CIL Rate (surplus or margin potentially available for CIL)



2.1.10 The range of assumptions that go into the RLV appraisals process are set out in more detail in this chapter. Further information is also available at Appendices I and III. They reflect the local market (through research on local values, costs and types of provision, etc) and locally relevant planning policies (taking into account the policies as are set out within the Core Strategy¹). At key project stages we consulted with the Council’s officers and sought soundings as far as were available from a range of local development industry stakeholders as we considered our assumptions.

2.2 Scheme Typologies - Notional scheme types

Residential development scenarios

2.2.1 Appraisals using the principles outlined above have been carried out to review the viability of different types of residential and non-residential / commercial developments. The scenarios were developed and discussed with the Council following a review of the information it provided. In the case of the residential

¹ Sevenoaks District Council – Core Strategy – Adopted February 2011

scenarios, these included the Core Strategy, background and evidence base, Planning Obligations information, Monitoring Reports, Strategic Housing Land Availability Assessment (SHLAA) and other information. For the purposes of this high level overview viability assessment, it was necessary to determine scenario types reasonably representative of those likely to come forward across the District bearing in mind the probable life of a first CIL Charging Schedule.

2.2.2 For residential schemes, 8 main scenario types were tested with the following mix of dwellings and including affordable housing provision (where required by and in accordance with the Council’s adopted Core Strategy):

Figure 3: Residential Scheme Types

Scheme Type	Overall Scheme Mix
1 House (AH £ contribution - 10% equivalent)	1 x 4BH
5 Houses (20% AH)	4 x 3BH; 1 x 4BH
10 Houses (30% AH)	5 x 2BH; 5 x 3BH
15 Houses (40% AH)	5 x 2BH; 10 x 3BH
25 Mixed (40% AH)	8 x 1BF; 17 x 2BF; 6 x 2BH; 12 x 3BH; 7 x 4BH
50 Mixed (40% AH)	12 x 1BF; 20 x 2BF; 16 x 2BH; 36 x 3BH; 16 x 4BH
80 Flats (40% AH)	30 x 1BF; 50 x 2BF
250 Mixed (40% AH)	30 x 1BF; 158 x 2BF; 25 x 2BH; 37 x 3BH

Note: BH = bed house; BF = bed flat; Mixed = mix of houses and flats; AH = Affordable Housing (policy assumption)

2.2.3 The assumed dwelling mixes were again based on the range of information reviewed, combined with a likely market led mix. They reflect a range of different types of development that could come forward across the District (as at 2.2.1) so as to ensure that viability has been tested with reference to the ongoing housing supply characteristics. Each of the above main scheme types was also tested over a range of

value levels representing varying residential values seen currently in the area and also allowing us to consider the impact on development viability of changing market conditions over time (i.e. as could be seen through falling or rising values). The scheme mixes are not exhaustive – many other types and variations may well be seen. This fits the necessary overview process.

- 2.2.4 As above, a key area of the assumptions setting for the residential scenarios was to reflect and further test the Council’s approach and policies, including on affordable housing – as set out at Strategic Policy 3 (SP3) of the adopted Core Strategy. SP3 is to be found on page 69 of the Core Strategy DPD (web-link to the DPD as follows: http://www.sevenoaks.gov.uk/documents/core_strategy_adopted.pdf).
- 2.2.5 The approach to this aspect of the assumptions reflects the sliding scale of affordable housing policy targets, as at Figure 3 above, to include consideration of the Council’s requirement for a 10% equivalent financial contribution towards meeting affordable housing needs from the smallest schemes (of 1 to 4 dwellings inclusive). In all cases it should be noted that a “best fit” of affordable housing numbers and tenure assumptions has to be made, given the effects of numbers rounding and also the limited flexibility within small scheme numbers.
- 2.2.6 Full details of the private and affordable housing numbers and types (the dwelling mix) assumed within each scheme scenario can be seen in Appendix I – Assumptions Spreadsheet.
- 2.2.7 The dwelling sizes assumed for the purposes of this study are as follows (see figure 4 below):

Figure 4: Residential Unit Sizes

Unit Sizes (sq m)	Affordable	Private
1-bed flat	51	45
2-bed flat	67	60
2-bed house	76	75
3-bed house	86	95
4-bed house	110	125

- 2.2.8 As with many areas of the study assumptions there will be a variety of dwelling sizes coming forward in practice, varying by scheme and location. No single size or even range of assumed sizes will represent all dwellings coming forward. Since there is a relationship between dwelling sizes, their values and their build costs, it is the levels of those that are most important for the purposes of this study (i.e. expressed in £ sq m terms) rather than the specific dwelling sizes to which those levels of costs and values are applied. With this approach, the indicative 'Values Levels' (VLs) used in the study can then be applied to varying (alternative) dwelling sizes, as can other assumptions. This approach also fits with the way developers tend to price and assess schemes; and is consistent with CIL principles. It provides a more relevant overview context for considering the potential viability scope and the also, purely as an additional measure, reviewing the potential CIL charging rate outcomes as proportions of the schemes values and costs (see Chapter 3 – section 3.11.2 - for more on those indications).
- 2.2.9 The dwelling and development sizes indicated are expressed in terms of gross internal floor areas (GIAs). They are reasonably representative of the type of units coming forward for smaller and average family accommodation, within the scheme types likely to be seen most frequently providing on-site integrated affordable housing. We acknowledge that these 3 and 4-bed house sizes, in particular, may be small compared with some coming forward. All will vary, and from scheme to scheme. However, our research suggests that the values (£ sales values) applicable to larger house types would generally exceed those produced by our dwelling size assumptions but usually would be similarly priced in terms of the relevant analysis – i.e. looking at the range of £ per sq m 'Value levels' basis. In summary on this point, it is always necessary to consider the size of new build accommodation in looking at its price rather than its price alone. The range of prices expressed in £s per square metre is therefore the key measure used in considering the research, working up the range of values levels for testing and in reviewing the results.

Commercial development scenarios

- 2.2.10 In the same way, the commercial scheme scenarios reviewed were developed through the review of information supplied by, and through consultation with, the Council; following the basis issued in its brief. This was supplemented with and

checked against wider information including the local commercial market offer – existing development and any new schemes / proposals. The following (see Figure 5 below) sets out the various notional scheme types modelled for this study, covering a range of uses in order to test the impact on viability of requiring CIL contributions from key types of commercial development considered likely to be relevant in the District. Affordable housing did not feature in any of these scenarios; either on or off-site / by way of financial contributions.

- 2.2.11 In essence, the commercial / non-residential study aspects dealt with considering at a suitable level the relationship between the variables of values and costs associated with different scheme types, following a typical CIL viability study approach and without the added complications of other planning obligations or potential “trade-offs”. Figure 5 below summarises the scenarios appraised through a full residual land value approach; again Appendix I provides more information.
- 2.2.12 As will be seen later other development use types less central to the plan delivery were considered first in simple value / cost relationship terms from which it became clear that the fuller assessments would not produce CIL funding potential in a regular or reliable way.

Figure 5: Commercial Development Types Reviewed - Overview

Development Type	Example Scheme Type(s) and potential occurrence	GIA (m²)	Site Coverage	Site Size (Ha)
Large format Retail - supermarket	Large Supermarket – in town / edge of town – PDL / greenfield	2,000	33%	0.61
Large format Retail – retail warehousing	Retail warehouse – usually edge of town – greenfield / PDL	2,500	31%	0.81
Small format retail – convenience store	Various locations	300	60%	0.05
Retail (comparison) – larger department type store	Town centre	3,000	75%	0.4
Business development - Offices	In town office building - PDL	7,000	300%	0.23
Business development - Offices	Edge of town / business park type office building. Greenfield / PDL.	2,500	31%	0.81
Business development - Industrial / Warehousing	Move-on type industrial unit including offices - industrial estate. Greenfield / PDL.	200	40%	0.05
Business development - Industrial / Warehousing	Larger industrial / warehousing unit including offices - industrial estate. Greenfield / PDL.	2,500	31%	0.81
Hotel	Budget Hotel – various locations – often edge of town	4,500	100%	0.45
Residential Institution - Care home	Nursing home - rural - Greenfield / PDL.	5,000	30%	1.67
Residential Institution - Care home	Nursing home – urban - PDL	3,000	120%	0.25

2.2.13 Although highly variable in practice, these types and sizes of schemes are thought to be reasonably representative of a range of commercial scheme scenarios that could come forward in the District to varying extents. As in respect of the assumptions for the residential scenarios, a variety of sources were researched and considered for guides or examples in support of our assumptions making process; including on values, land values and other development appraisal assumptions. DSP used information sourced from Estates Gazette Interactive (EGi), the VOA Rating List and other web-based searching. We also received some additional indications through

our process of seeking local soundings. Further information is provided within Appendix III to this report.

- 2.2.14 The site coverage percentages indicated in Figure 5 above are based on information provided by and discussed with the Council's planning officers - using their local knowledge and monitoring records. This was supplemented / verified by local development and researched examples where possible. Additional information included articles and development industry features sourced from a variety of construction related publications; and in some cases property marketing details. Collectively, our research enabled us to apply a level of "sense check" to our proposed assumptions, whilst necessarily acknowledging that this is high level work and that a great deal of variance is seen in practice from scheme to scheme.
- 2.2.15 In addition to testing the commercial uses of key relevance above, further consideration was given to other development forms that may potentially come forward locally, although this could not be exhaustive by any means for any such study. These include for example non-commercially driven facilities (community halls, medical facilities, schools, etc) and other commercial uses such as motor sales / garages, depots, workshops, agricultural storage, surgeries / similar, and day nurseries.
- 2.2.16 Potentially there is a very wide range of such schemes that could come forward. Alongside their viability, it is also relevant for the Council to consider their likely frequency as new builds or major extension schemes, the distribution of these and their role in the delivery of the development plan (Core Strategy) overall; particularly during the life of the first CIL Charging Schedule again. For these scheme types, as a first step it was possible to review in basic terms the key relationship between their completed value per square metre and the cost of building. We found that this presents a sufficiently clear picture to demonstrate the range of situations in which the development costs will largely take up or even out-weigh the value created, so that such schemes do not show development viability. The nature of this key "value minus costs relationship" follows the basis of residual valuation thinking (it is the essence of that) so that we can see the wider range of scheme types unlikely to show any level of viability in this sense; see also Figure 10 at paragraph 3.10.8 later in this report.

- 2.2.17 Where it can be quickly seen that the build cost (even before all other costs such as finance, fees, profits, purchase and sale, etc are allowed for) outweighs or is close to the completed value, it becomes clear that a scenario is not financially viable in the usual development sense being reviewed here and related to any CIL contributions scope. We are also able to consider these value / cost relationships alongside the range of main appraisal assumptions and the results that those provide (e.g. related to business development). This is an iterative process in addition to the main appraisals, whereby a further deteriorating relationship between values and costs provides a clear picture of further reducing prospects of viable schemes. This starts to indicate schemes that require other support rather than being able to produce a surplus capable of some level of contribution to CIL.
- 2.2.18 Through this iterative / exploratory process we could determine whether there were any further scenarios that warranted additional viability appraisals. Having explored the viability trends produced by examination of the cost / value relationships we found that in many other cases, completed scheme values were at levels insufficient to cover development costs and thus would not support any level of CIL, certainly not on any regular basis.
- 2.2.19 Further information on this part of the review process is provided within the findings commentary in Chapter 3 – see also Figure 10 at section 3.10.8.

2.3 Gross Development Value (Scheme Value; 'GDV') - Residential

- 2.3.1 For the residential scheme types modelled in this study a range of (sales) value levels (VLs) have been applied to each scenario. As mentioned previously, this is in order to test the scope for and the sensitivity of scheme viability to the requirement for a range of potential CIL charging rates (potentially including geographical values variations and / or with changing values as may be seen with further market variations). In the case of Sevenoaks and given the values variations seen in different parts of the District through the initial research stages, the VLs covered market values over the range £2,250 to £5,000/sq m (£209 to £465/sq ft) at £250/sq m (£23/sq ft) intervals. These are set out within Appendix I; VLs 1 to 12.

- 2.3.2 As above, the trial CIL rates were explored iteratively. This involved increasing the trial rate applied to each scenario, over a scale at £25/sq m steps from £0 up to £200/sq m. By doing this, we could consider the potential for schemes having varying sales values (as expressed by the series of VLs) to support CIL contributions at various potential rates (with varying affordable housing content - as per the Council's sliding scale policy targets). From our wider experience of studying and considering development viability and given the balance also needed with other planning obligations including affordable housing, exploration beyond the upper end £200/sq m potential charging rate level trial was not considered relevant in Sevenoaks District.
- 2.3.3 We carried out a range of our own research on residential values across the Council's area (see Appendix III). It is always preferable to consider a range of information so as to look for common themes and pointers to inform the assumptions setting and review of results stages. Therefore we also considered existing information for example contained within the Council's previous Affordable Housing Viability Study Viability research documents, Council supplied 'Hometrack' data; and from sources such as the Land Registry, Valuation Office Agency (VOA) and a range of property websites. Our practice is to consider all available sources to inform our up to date independent overview, noting again that judgments need to be made for this strategic overview; and not just based on historic data or particular scheme comparables.
- 2.3.4 Carried out in this way, the overview enabled us to compare our research data (sourced from web-based review of the overall market and current new-build schemes) with the high level Hometrack information provided by the Council.
- 2.3.5 A framework needs to be established for gathering and reviewing property values data. For Sevenoaks District we based our research of residential values patterns on the Council's Core Strategy approach to the hierarchy of settlements. On discussion with the Council it was considered that this would also enable a view on how the values patterns compare with the areas in which the most significant new housing provision is expected to come forward; again based on the settlements hierarchy approach.

2.3.6 This framework (our means of describing and considering the values as they vary across the District) provided the following basis of settlements:

- Main settlements:
 - Sevenoaks – main town (also considered with respect to constituent Ward areas)
 - Swanley – secondary town ('ST')
 - Edenbridge – rural service centre ('RSC')
- Local Service Centres ('LSC'):
 - New Ash Green
 - Otford
 - Westerham
- Service villages ('SV' - 17 no. – as per Core Strategy Policy LO 7):
 - Brasted
 - Crockenhill
 - Eynsford
 - Farningham
 - Halstead
 - Hartley
 - Hextable
 - Horton Kirby
 - Kemsing
 - Knockholt Pound
 - Leigh
 - Seal
 - Sevenoaks Weald
 - Shoreham
 - South Darenth
 - Sundridge
 - West Kingsdown

- 2.3.7 Our first stage desktop research considered the previous affordable housing study background research, Hometrack data (for values patterns) and Land Registry House Prices Index trends; together with a review of new build housing schemes of various types being marketed in the District at April – May 2012. Together, this informed a District-wide view of values appropriate to this level of review and for considering the sensitivity of values varying. We were able to look at particular settlements / localities (as at 2.3.6 above), and consider how the prevailing values varied between those. This research is set out at Appendix III.
- 2.3.8 Following this research, variable values were observed in all areas. This is as would be expected – a common finding whereby different values are often seen at opposing sides or ends of roads, within neighbourhoods and even within individual developments dependent on design and orientation, etc. Values patterns are often blurred to some extent and especially at a very local level. However, in this study context we need to consider this at a higher level and look for any clear variations between localities / settlements where significant development may be occurring in the Core Strategy context. It should also be noted that house price data is highly dependent on specific timing in terms of the number and type of properties within the data-set for a given location at the point of gathering the information. In some cases, small numbers of properties in particular data samples (limited house price information, particularly in villages) produce inconsistencies. This is not unusual to Sevenoaks District. Neither is the relatively small number of current new-build schemes from which to draw information. However these factors do not affect the scope to get a clear overview of how values vary typically between the larger settlements and given the varying characteristics of the district; as set out in these sections and as is suitable for the consideration of the CIL.
- 2.3.9 At this level and potentially relevant to the consideration of the local approach to the CIL, some key themes on values patterns emerged. Looking at the settlements / localities as above, we found the following key themes (again, subject to the above qualifications with respect to variances from typical values levels):
- i) Relatively low values, in the high values wider Sevenoaks context, in the northern areas of the District:

Swanley (ST); New Ash Green (LSC); Hextable, Horton Kirby, South Darenth and West Kingsdown (SVs)

- ii) Indications also of lower values in Farningham (consistent with the Hometrack values patterns indications) and in some cases on the eastern side of Sevenoaks (Hometrack suggests some lower values in Sevenoaks Northern Ward; not necessarily Eastern).
- iii) What might be described as more typical higher, and often significantly higher, values across the central and the majority of the southern areas of the district; centred on Sevenoaks itself (the main town, side – Kippington – containing some of the highest values) and with similarly high or higher still values in the rural areas / smaller settlements in the central south and south east of the District. In this context, values in the LSCs of Otford, particularly, and to a lesser extent Westerham were seen to be typically well above the lower value areas noted at point (i) above.
- iv) As at note (i) above, again relatively low values in the district context in the south western “corner” of the District – at Edenbridge (RSC). Values here were noted to be at similar levels to those seen typically in the northernmost areas.
- v) Overall, therefore, and certainly at a level appropriate for CIL consideration, a pattern was observed and supported by both our research and the Council supplied Hometrack sourced data whereby high central and southern / south western area values are tipped by notably lower value areas across the north and to the south west corner of the district.

2.3.10 Ultimately this leads to the consideration of viability variations as would affect the potential CIL funding scope and therefore any differentiation needed for that by locality. As will be outlined in Chapter 3, this process informed a developing view of how to most appropriately describe and cater for the values and viability levels seen. Through ongoing discussion and consideration of the various data and knowledge

sources, this evolved to a settled, evidenced view of the key characteristics of the District - to inform potential options for an appropriate local approach to CIL charging.

2.3.11 The research and data sources behind our assumptions on values (as at Appendix III) - Background Data - are not included in the main part of this report. However, Figure 6 below develops the above picture by indicating how our selected range of values levels (VLs) reflects the above patterns. More is also provided on this in Chapter 3.

Figure 6: Residential Values range in £s / sq m

	VL 1 – 4	VL 4 - 9	VL 9 - 12
Revenue (GDV) - Sales Value Level (VL) & indicative relevance by locality	Areas including – Swanley (ST); New Ash Green (LSC); Hextable, Horton Kirby, South Darenth, West Kingsdown (SVs); Edenbridge (RSC). Note – current new build values indicated to be above the bottom end of this range.	Remainder of district – central axis Sevenoaks to Westerham; north to Otford and Eynsford; south and south east (i.e. south excluding Edenbridge)	High-end values, above typical for the district – most likely scheme specific e.g. in parts of Sevenoaks, LSCs and in some SVs (not those linked more typically with VL 1 - 4).
£ per sq m	2,250 – 3,000	3,000 – 4,250	4,250 – 5,000 (+)
£ per sq ft equivalent	209 - 279	279 - 395	395 – 465 (+)

2.3.12 In addition to the market housing, within the dwelling mix scenarios we have assumed a requirement for affordable housing which is varied in accordance with the Core Strategy policy target (%) positions that would apply in tandem with the various CIL trial rates and other usual development costs. Within the proportions (overall %) of affordable housing, we have assumed that approximately 65% is affordable rented tenure and 35% is ‘intermediate’ in the form of shared ownership (although again it should be noted that this tenure mix was accommodated as far as best fits the overall scheme mixes and affordable housing proportion in each scenario). This is a

fairly typical approach to targeting an appropriate affordable housing tenure mix; at a high level as is appropriate.

- 2.3.13 It must be noted that in practice many tenure mix variations could be possible; as well as many differing levels of rents derived from the affordable rents approach as affected by local markets and by affordability. The same applies to the intermediate (assumed shared ownership) element in that the pitching of the initial purchase share percentage, the rental level charged on the RP's retained equity and the interaction of these two would usually be scheme specific considerations to some degree. Shared ownership is sometimes referred to as a form of 'low cost home ownership' (LCHO). Assumptions need to be made for the study purpose.
- 2.3.14 For the affordable housing, the revenue that is assumed to be received by a developer is based on only the capitalised value of the net rental stream (affordable rent) or capitalised net rental stream and capital value of retained equity (in the case of shared ownership tenure). Currently the HCA expects affordable housing of either tenure on s.106 sites to be delivered with nil grant input. At the very least this should be the starting assumption pending any review of viability and later funding support for specific scenarios / programmes. We have therefore made no allowance for grant (assumed no reliance on it).
- 2.3.15 The value of the affordable housing (level of revenue received for it by the developer) is variable by its very nature. This may be described as the 'payment to developer', 'RP payment price', 'transfer payment' or similar. These revenue assumptions were reviewed in the context of our extensive experience in dealing with affordable housing policy development and site specific viability issues (including specific work on SPD, affordable rents, financial contributions and other aspects for other authorities). The affordable housing revenue assumptions were also underpinned by a wide range of RP type financial appraisals carried out with software as used by many RPs – 'SDS Proval'. We considered the affordable rented revenue levels associated with potential variations in the proportion (%) of market rent (MR); up to the maximum allowed by the Government of 80% MR including service charge.

- 2.3.16 For affordable rented properties the assumption has been made that the Local Housing Allowance (LHA) levels will act as an upper level above which rents will not be set (i.e. that they represent 80% of MR including service charge). This is to ensure that the percentage of MV figure does not reach a point that in practice would be unaffordable or impractical. For the purposes of this study we have used the High Weald Broad Rental Market Area (BRMA) LHA rates as the upper limit, being the most relevant to Sevenoaks District for this overview.
- 2.3.17 Using the LHA rate, including as a form of cap, in this way to estimate the transfer value of an affordable rented property means that in practice, taken across the whole values range (range of value levels - VLs) the transfer price as a proportion of open market value generally reduces as the VL increases. This varies by property size (bedroom numbers) and market value (MV) so that in some instances we see the mid range values producing the highest % MV affordable revenue figures. The variances are reflected in our appraisals, in accordance with the detailed affordable housing revenues assumptions sheet included as that last part of Appendix I. Comparative figures for affordable rents based on varying %s of MR and for social rented tenure indications are also provided there, though those were not used in our base appraisals.
- 2.3.18 In broad terms, the transfer price assumed in this study varies between 35% and 65% of market value (MV) dependent on tenure, unit type and VL. In practice, as above, the affordable housing revenues generated would be dependent on property size and other factors including the RP's own development strategies and therefore could well vary significantly from case to case when looking at site specifics. The RP may have access to other sources of funding, such as related to its own business plan, funding resources, cross-subsidy from sales / other tenure forms, recycled capital grant from stair-casing receipts, for example, but such additional funding cannot be regarded as the norm for the purposes of setting viability study assumptions – it is highly scheme dependent and variable and so has not been factored in here.
- 2.3.19 It is worth noting again that affordable housing will not be liable for CIL payments. This is the case under the regulations nationally; not just in the Sevenoaks District

context. The market dwellings within each scenario will carry the CIL payments burden at the Council's specified rate(s).

2.4 Gross Development Value (completed Scheme ('capital') value) - Commercial

2.4.1 The value (GDV) generated by a commercial or other non-residential scheme varies enormously by specific type of development and location. In order to consider the viability of various commercial development types, again a range of assumptions need to be made with regard to values. In these cases, this meant compiling reasonable assumptions on (annual) rental values and % yields that would drive the levels of GDV. The strength of the relationship between the GDV and the development costs was then considered either through residual valuation techniques very similar to those used in the residential appraisals (in the case of the main development types to be considered); or a simpler value vs cost comparison where it became clear that a poor relationship between the two existed, such that clear viability would not be shown and so making full appraisals unnecessary for a wider range of trial scenarios.

2.4.2 Broadly the commercial appraisals process follows that carried out for the residential scenarios, with a range of different information sources informing the values (revenue) related inputs. Data on yields and rental values (as far as available) was from a range of sources including the VOA, EGi and a range of development industry publications, features and web-sites. As with the residential information, Appendix III sets out more detail on the assumptions background for the commercial schemes.

2.4.3 Figure 7 below shows the range of annual rental values assumed for each scheme type. These were then capitalised based on associated yield assumptions to provide a GDV for each scheme dependent on the combination of yield and rental values applied.

2.4.4 The rental values were tested at varying levels and are representative of low, medium and high values assessed as relevant for each commercial / non-residential scheme type in the District in order to assess the sensitivity of the viability findings to varying values. They are necessarily estimate and were assumed for new builds. This is consistent with the nature of the CIL regulations in that refurbishments /

conversions / straight reuse of existing property will not attract CIL contributions (unless floor-space in excess of 100 sq m is being added to an existing building; and providing that certain criteria on the recent use of the premises are met). In many cases, however, limited or nil new build information for use of comparables exists, particularly given recent and current market circumstances. Therefore, views have had to be formed from local prevailing rents / prices and information on existing property. In any event, the amount and depth of available information varied considerably by development type. Once again, this is not a Sevenoaks-only factor and it does not detract from the necessary viability overview process that is appropriate for CIL.

2.4.5 These varying rental levels were combined with yields assumed at 6.5% to 7.5% (varying dependent on scheme type). All schemes were appraised initially using a yield assumption of 7.5% which, following further review, we considered appropriate to develop as the base set for most forms of commercial / non-residential development. This envisages good quality new development, rather than relating mostly to older accommodation which much of the marketing / transactional evidence provides. Retail and hotel scheme types were also appraised using a 6.5% yield assumption which was felt to be more reflective of likely levels for those scenarios – particularly the larger retail types (supermarkets / retail warehousing) and the hotel. This range, overall, enabled us to explore the sensitivity of the outcomes to such variations, given that in practice a wide variety of rental and yield expectations or requirements could be seen. We settled our view that the medium level rental assumptions combined with 7.5% base yield (6.5% for large retail formats and hotel overviews; 6% for town centre comparison retail overview) were the most appropriate at the current time in providing context for reviewing results and considering viability outcomes. Taking this approach also means that it is possible to consider what changes would be needed to such assumptions to sufficiently improve the viability of non-viable schemes or, conversely, the degree to which viable scheme assumptions and results could deteriorate whilst still supporting the collective costs, including CIL.

2.4.6 It is important to note here that small variations, particularly in the yield assumption, but also in rental value assumptions, can have a significant impact on the GDV that is available to support the development costs (and thus the viability of a scheme)

together with any potential CIL funding scope. We consider this very important bearing in mind the balance that must be found between infrastructure funding needs and viability. Overly optimistic assumptions, or assumptions that would rely on infrequent circumstances in the local context (but envisaging new development and appropriate lease covenants etc rather than older stock), could well act against finding that balance.

2.4.7 This approach enabled us to consider the sensitivity of the likely viability outcomes to changes in the values and allowed us to then consider the most relevant areas of the results in coming to our overview on the parameters for potential CIL charging rates. As with other study elements, particular assumptions used will not necessarily match scheme specifics and therefore we need to look instead at whether / how frequently local scenarios are likely to fall within the potentially viable areas of the results (including as values vary). This is explained further in Chapter 3.

Figure 7: Rental Value for Commercial Schemes

Scheme Type	Value Level (Annual Rent Indication £ / sq m)		
	("Low")	("Medium")	("High")
Large format retail (supermarket)	£230	£260	£290
Large format retail (retail warehouse type)	£175	£200	£225
Small format retail (principally convenience stores)	£146	£160	£180
Town centre (comparison) retail – larger, department type stores		£130	
Business development – in-town offices	£170	£200	£230
Business development – out of /edge of town offices	£170	£200	£230
Business development - Industrial / Warehousing - Small	£80	£90	£100
Business development - Industrial / Warehousing - Larger	£70	£80	£90
Hotel (budget)	(per letting room)		
	£4,000	£4,500	£5,000
Residential Institution (care/nursing home)	£140	£160	£180

- 2.4.8 We are making this viability assessment following a period of significant recession which has seen a major downturn in the fortunes of the property market – from an international and national to a local level, and affecting all property types (residential and commercial). At the time of writing we still have a weak economic backdrop feeding through in to significant ongoing property market uncertainty. Although there were a range of mixed signs in 2011, we are still seeing low levels of development activity. This is caused by a cocktail of factors e.g. as a result of low occupier demand, and related to poor availability of attractively priced and readily available finance for property development and purchasing. At the point of closing-off the study, there continues to be mixed messages and some signs of economic recovery, but the UK economy is now “officially” back in recession following two consecutive quarters of negative growth. This perhaps sums up the ongoing uncertainty.
- 2.4.9 The RICS Commercial Market Survey for Q3 of 2011 – for context in the run up to the study period - stated that *‘tentative recovery in real estate shows signs of faltering’*. It went on to say *‘that tenant demand retreated over the quarter which, coupled with rising available space, is resulting in a more negative view on rental expectations. Surveyors attribute the fall in sentiment to the uncertain outlook for the wider economy... Significantly, sentiment has fallen across all sectors of the market. Retail demand slipped furthest into negative territory, while available space also rose fastest in the retail sector. However, rental expectations at the national level were most negative for offices’*.
- 2.4.10 The equivalent survey headlines for Q1 of 2012 (the RICS latest overview) stated:
‘Activity stabilises and confidence turns less negative
- *Both demand and available space stabilise in Q1, but rent expectations remain in negative territory*
 - *New development still falling, but at the slowest pace since 2007*
 - *Little change in investment enquiries, but capital values still expected to ease in the near term’*

The survey went on to comment as follows:

'The latest RICS UK Commercial Market Survey shows there was little change in overall activity during the first quarter. The net balance readings for both occupier demand and available space broadly stabilised, resulting in slightly tighter market conditions compared to last quarter. As such, there was a small improvement in the rental outlook; rent expectations remain negative, but less so than in the previous quarter. Surveyors in many parts of the country are continuing to suggest that occupiers are remaining cautious with regards to new letting activity.

At the headline level, occupier demand and available space were largely unchanged in Q1, at +3 and +4 respectively, suggesting a relatively flat quarter for activity. However, the rental picture has yet to materially improve - or even stagnate - with expectations easing in the short term. On the investment side, enquiries to purchase also stabilised, while future activity is set to pick up slowly in the coming three months.

The results suggest there are fewer development projects in the pipeline, as new starts are continuing to fall. They are, however, declining at the slowest pace in five years. Moreover, capital values are still expected to ease further at the national level; 9% more surveyors expect them to fall rather than rise in the coming quarter.

At the sector level, demand for space fell in the retail sector, while it stabilised for offices and increased for industrial space. Available space continued to rise for office and retail units, but showed modest declines for industrial - the first such reading since 2005. In the industrial sector, rents are stabilising following several consecutive decreases. Rents are still expected to decline for office and retail units.

On the investment side, only the industrial sector saw new enquiries and capital value expectations stabilise this quarter, with the net balances just edging into positive territory. There were declines for the office and retail sectors, though at a lesser pace than in last quarter.'

- 2.4.11 As with residential development, consideration was given to the Sevenoaks District context for whether there should be any varying approach to CIL charging levels for commercial and other developments locally.
- 2.4.12 On review, it was considered that the key types of schemes could occur in some form at the main town of Sevenoaks, secondary town of Swanley and the rural service centre of Edenbridge. In the main, significant business or retail proposals would be unlikely to occur outside these 3 principal settlement areas. Beyond those, smaller scale office, industrial, retail or other developments could be seen in the smaller settlements hence a variety of scenarios has been considered.
- 2.4.13 However, in each case it was considered that variations in values and viability outcomes would be more likely to be the result of detailed site and scheme specific characteristics, and not necessarily driven by distinctions between general location (area) within the District. This was borne out on review of the commercial values data, as per the examples included at Appendix III. As can be seen, there is great variety in terms of values within each of the towns and across the full range of locations in the District. However, there were tones of values which informed our rental and other assumptions for the appraisals, based on the upper end rental indications seen for business uses (offices and industrial / warehousing) as appropriate for high quality new build schemes and on the variety of indications seen for retail. In both cases these from a combination of the VOA Rating List, EGi and other sources as far as were available whilst keeping the review depth proportionate and economic in the CIL overview context. In respect of other commercial / non-residential development types again a district-wide overview was considered appropriate.
- 2.4.14 While the highest in-town retail rents are typically in Sevenoaks, we consider that other retail developments of the types likely to be more relevant as new builds would tend to generate similar values in a range of locations across the District (with values being more scheme specific than general location-led). In general, we consider office rents in the District to be modest. The retail values in general are similar to those we have seen in a range of locations. Industrial / warehousing rents again are at similar levels to those we have seen in a range of local authority areas. As a general observation, this does not appear to be an area that has attracted higher-end

purpose built offices, research facilities and the like to any significant degree. Much of the office stock is in smaller suites, older buildings and conversions, etc.

2.4.15 Overall, we found no clearly justifiable or readily definable approach to varying the potential CIL charging on commercial / other development types through viability findings based on location / geography – without risking the approach becoming overly complex. Whilst certain specific scheme types could create more value in one location compared with another in the District, typically there was felt to be no clear or useful pattern which might be described for that. In preference to a more complex approach, given the lack of clear evidence pointing towards that, the project ethos was to explore potential CIL charging rates for these various development types in the case of making them workable district-wide. We therefore continued our work on the basis of a uniform approach District-wide to exploring the CIL charging rate scope in viability terms for commercial uses. It must be accepted that there will always be variations and imperfections in any level of overview approach; with or without area based differentiation.

2.5 Development Costs – General

2.5.1 Total development costs can vary significantly from one site or scheme to another. For these strategic overview purposes, however, assumptions have to be fixed to enable the comparison of results and outcomes in a way which is not unduly affected by how variable site specific cases can be. As with the residential scenarios, an overview of the various available data sources is required; and is appropriate.

2.5.2 Each area of the development cost assumptions is informed by data - from sources such as the RICS Building Cost Information Service (BCIS), any locally available soundings and scheme examples, professional experience and other research.

2.5.3 For this overview we have not allowed for abnormal costs that may be associated with particular sites as these are highly specific and can distort comparisons at this level of review. This is the established approach at this level of review.

2.5.4 In our view, and again related to the need to consider balance (and not “push to the limits”) in setting CIL charging rates, this is another factor that should be kept in mind; in some circumstances and over time, overall costs could rise from current / assumed levels. The interaction between values and costs is important and, whilst any costs rise may be accompanied by increased values from assumed levels, this cannot be relied upon.

2.6 Development Costs – Build Costs

2.6.1 The base build cost levels shown below are taken from the BCIS. In each case the median figure, rebased to Q4 2011 and a Sevenoaks District location index (117 relative to a national level of 100) is used. This is noted to be one of the highest locational adjustments that we have worked with and produces a build costs basis which might in a range of cases be considered to be on the high-side. Nevertheless, given the nature of the study, the balance to be found by the Council and the potential for future costs increases, we decided to leave this assumption as it stands – i.e. including this full location adjustment even though it is higher than the BCIS indicated for a wide range of adjoining localities and areas farther afield, including Surrey and most London Boroughs; and ahead of the London Postal Districts location adjustment factor. This is a factor to be considered when viewing other assumptions and the outcomes. It is undoubtedly having the effect of reducing the RLV results compared with those related to a reduced location adjustment to the BCIS base build costs indications. As with other cost-side assumption areas, however, the overall build costs view is part of the study thinking in this context of finding the right local balance through avoiding assumptions that leave insufficient scope when the CIL charging is applied in practice. Costs shown are for each development type (residential and commercial) – see Figure 8 below:

Figure 8: Build Cost Data (BCIS Median, Q4 2011, Location Index 117)

Development use	Example property type	BCIS Build Cost (£/m²)*
Residential	Houses - mixed developments	£952
Residential	Flats	£1,084
Large format retail	Supermarket s	£1,261
Large format retail	Retail warehouses	£586
Small format retail	Convenience stores	£763
Town centre retail	Larger comparison stores	£922
Business development	Town centre office buildings	£1,449
Business development	Out of / edge of town office buildings	£1,359
Business development	Industrial unit including offices	£866
Business development	Larger industrial / warehousing units including office element	£476
Hotel	Budget hotel	£1,508
Residential Institution	Nursing (care) home	£1,492

*excludes externals and contingencies (these are added to the above base build costs)

2.6.2 As noted, the above build cost levels do not include contingencies or external works. An allowance for externals has been added to the above base build cost on a variable basis depending on the scheme type. This is typically between 14% and 21% of base build cost for flatted and housing schemes, respectively, based on analysis of specific schemes within the BCIS dataset. A notional allowance for externals of 20% of base build cost has been added for all commercial / non-residential schemes, based on a range of information sources and cost models and pitched at a level above some information seen on this assumption in order to ensure sufficient allowance for the potentially variable nature of site works. The resultant build costs assumptions (after adding to the above for external works allowances but before contingencies and fees) are included at the tables in Appendix I.

2.6.3 For this broad test of viability it is not possible to test all potential variations to additional costs. There will always be a range of data and opinions on, and methods of describing, build costs. In our view, we have made reasonable assumptions which lie within the range of figures we generally see for typical new build schemes (rather than high specification or particularly complex schemes which might require particular construction techniques or materials). As with many aspects there is no

single appropriate figure in reality, so judgments on overview assumptions are necessary. As with any appraisal input of course, in practice this will be highly site specific. In the same way that we have mentioned the potential to see increased costs in some cases, we could also see cases where base costs, externals costs or other elements will be lower than those assumed. Once again, in accordance with considering balance and the prospect of scheme specifics varying in practice, we aim to pitch assumptions which are appropriate and realistic through not looking as favourably as possible (for viability) at all assumptions areas.

- 2.6.4 An allowance of 5% has been included for sustainable construction standards to Code for Sustainable Homes level 4 equivalent standards – reflecting the Council’s policy and projecting to 2013 requirements of Core Strategy Policy SP 2. In addition, on a notional basis and to cover related costs (e.g. associated with renewable energy requirements) a further allowance of £3,500 per dwelling (all dwellings) has been made in this respect; together with £575 per dwelling associated with Lifetime Homes. In practice such cost allowances could in fact be directed towards other sources of cost increases over the base build cost assumptions should those become relevant.
- 2.6.5 As a general basis, build contingencies at 5% of build cost have also been allowed. This is a relatively standard assumption in our recent experience. We have seen variations either side of this level in practice, but with usual assumptions in the 3% to 5% range.
- 2.6.6 Standard survey (£500) and normal site preparation costs (£4,000) per unit respectively have also been allowed for on a notional basis for residential scenarios; variable within the commercial schemes.
- 2.6.7 The interaction of costs and values levels will need to be considered again at future local CIL review points. In this context it is also important to bear in mind that the base build cost levels will also vary over time. In the recent recessionary period we have seen build costs fall, but moving ahead they are expected to rise again. Costs peaked at around Q4 2007 / Q1 2008 but fell significantly (by more than 10%) to a low at around Q1 2010 (similar index point to that seen at around Q1- Q2 2004 levels). The index shows that, after modest rises in the first half of 2010, tender

prices have been at relatively consistent (flat) levels. This trend is forecast to continue through to the first half of 2013 after which, currently, very steady tender price increases are forecast through to early 2017 (rising from about a 1 – 2% per annum increase in 2013 to 4.5% at the end of 2016). Clearly only time will tell how things run-out in comparison with these forecasts.

- 2.6.8 The latest available BCIS briefing (revised 8th February 2012) stated on build cost trends:

‘Experian show contractors reporting that construction enquiries fell for the second month running in December 2011, compared with the previous month.

According to the Office for National Statistics (ONS), the total volume of orders in 3rd quarter 2011 rose by 13% compared with the previous quarter but fell by 6% compared with a year earlier.

Experian revised their forecast of construction output in January 2012. Their current forecast shows total construction output rising by 1.9% in 2011, followed by a fall of 5.6% in 2012; output then rising by 1.1% in 2013 and by 4.7% in 2014. The Construction Products Association (CPA) also revised its forecast of construction output in January 2012, with the forecast for 2011 for total construction output now standing at 1.8% growth, followed by a fall of 5.2% in 2012, a small rise in 2013 of 0.4%, and a stronger rise in 2014, by 3.8%.

Following an unsustainable 15% rise in 2010, new work output looks to have endured public sector cuts so far to remain in positive territory in 2011. However, a deeper contraction is now expected in 2012, likely extending into 2013, before a return to steadier growth in 2014. Private sector investment growth is not expected to start mitigating the sharp decline in public spending until at least the latter part of 2013. It is anticipated that despite the public spending cuts, the infrastructure sector will

continue to grow modestly over the forecast period. The level of new work output in 2012 is expected to be around 12% below the pre-recession level of 2007, but 10% above the 2009 low of the recession.

With workload increasingly scarce and upside potential commercially limited, tender prices look pressed to remain static over the first year of the forecast period.

However, as increasing input costs can no longer be absorbed, the return of a limited degree of tender price inflation is tentatively envisaged in the second year of the forecast. Potential downside risk to the forecast is prominent.

The BCIS forecast is for tender prices to remain static in the year to 4th quarter 2012, rising by 1.8% over the following year.'

2.7 Development Costs – Fees, Finance & Profit (Residential)

2.7.1 The following costs have been assumed for the purposes of this study alongside those at section 2.6 above and vary slightly depending on the type of development (residential or commercial). Other key development cost allowances for residential scenarios are as follows (Appendix I also provides a summary):

Other construction related

Costs: See Appendix I

Professional,

planning and other fees: Total of 10% of build cost

Site Acquisition Fees:

1.0% agent's fees

0.75% legal fees

Standard rate (HMRC scale) for Stamp Duty Land Tax (SDLT).

Finance:

6.5% p.a. interest rate (assumes scheme is debt funded)

Arrangement fee variable – basis 1% of loan

Marketing costs: 3.0% sales fees
 £750 per unit legal fees

Developer Profit: Open Market Housing – 20% of GDV
 Affordable Housing – 6% of GDV (affordable housing revenue)

2.8 Development Costs – Fees, Finance & Profit (Commercial)

2.8.1 Other development cost allowances for the commercial development scenarios are as follows:

Other construction related

Costs: See Appendix I

Professional,

planning and other fees: Total of 12% of build cost

Site Acquisition Fees:

1.0% agent’s fees
 0.75% legal fees
 Standard rate (HMRC scale) for Stamp Duty land Tax (SDLT)

Finance:

6.5% p.a. interest rate (assumes scheme is debt funded)
 Arrangement fee variable – 1% loan cost

Marketing / other costs:

(Cost allowances – scheme circumstances will vary)
 1% promotion / other costs (% of annual income)
 10% letting / management / other fees (% of assumed annual rental income)
 5.75% purchasers costs – where applicable

Developer Profit:

20% of GDV (noted to provide an element of viability cushioning in comparison with what may be a more typical assumption of circa 15% GDV for a range of commercial schemes).

2.9 Build Period

2.9.1 The build period assumed for each development scenario has been based on BCIS data (using its Construction Duration calculator - by entering the specific scheme types modelled in this study) alongside professional experience and informed by examples where available. The following build periods have therefore been assumed. Note that this is for the build only; lead-in and extended sales periods have also been allowed-for on a variable basis according to scheme scale, having the effect of increasing the periods over which finance costs are applied (see Figure 9 below):

Figure 9: Build Period

Scheme Type	Build Period (months)
1 Unit - housing	6
5 Units - housing	6
10 Units - housing	9
15 Units - housing	12
25 units - mixed housing	18
80 units - flatted	24
250 units - mixed	60
Large retail -supermarket	9
Large retail – retail warehousing	7
Small retail (principally convenience stores)	6
Retail town centre (larger comparison stores)	12
Business - in-town offices	18
Business – edge of town / other / business park offices	12
Business - Industrial (small)	6
Business - Industrial / Warehousing (larger)	8
Hotel (budget)	12
Care Home	16

2.10 Other planning obligations - section 106 Costs

2.10.1 An ongoing site specific s.106 planning obligations allowance (financial contribution) has been factored into the appraisal assumptions as well (alongside affordable housing and CIL trial rates in all cases for residential schemes). On discussion with the Council it was considered that a great majority of existing Planning Obligation requirements on future schemes (with the potential exception of some larger scheme scenarios) would be taken up within the CIL proposals, but nevertheless that small

scale site specific requirements (perhaps dedicated highways improvements / alterations, open space related or similar requirements) could remain alongside CIL in some circumstances. For the residential scenarios, the appraisals therefore included a notional sum of £1,000 per dwelling (for all dwellings – including affordable - and all schemes) on this aspect purely for the purposes of this study and in the context of seeking to allow for a range of potential scenarios and requirements.

2.11 Indicative land value comparisons and related discussion

2.11.1 As discussed previously, in order to consider the likely viability scope for a range of potential (trial) CIL contribution rates in relation to any development scheme, a comparison needs to be made between the out-turn results of the development appraisals (the RLVs) and some level of benchmark or comparative land value indication. As suitable context for a high level review of this nature, DSP's practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those. This approach reflects the varied land supply picture that the Council expects to see in coming years, predominantly from previously developed land (PDL) comprising former commercial / employment uses and in some cases the reuse and intensification of existing residential and other sites; but potentially also including from lower value and in some very limited circumstances greenfield sites. For Sevenoaks District, our emphasis for land value comparisons is placed on PDL scenarios and not greenfield.

2.11.2 Reviewing the scale of the difference between the RLV and a comparative land value level (i.e. surplus after all costs, profit and likely land value expectations have been met) in any particular example, and as that changes between scenarios, allows us to consider the potential CIL funding scope. It follows that, in the event of little or no surplus, or a negative outcome (deficit), we can see that there is little or no CIL contribution scope alongside the other costs assumed.

2.11.3 This also needs to be viewed in the context that invariably (as we see across a range of CIL viability studies) the CIL trial rates are usually not the main factor in the overall viability outcome. Market conditions and whether a scheme is inherently viable or not (i.e. prior to CIL payment considerations) tend to be the key factors. Small shifts

in the CIL trial rate only significantly affect viability in the case of schemes that are only marginally viable and so at a tipping-point of moving to become non-viable once CIL is imposed or other relatively modest costs (in the context of overall development costs) are added. As the inherent viability of schemes improves then even a larger increase in the CIL trial rate is often not seen to have a very significant impact on the RLV and therefore likely viability impact by itself. As the trial CIL rate increases it is usually more a matter of relatively small steps down in reducing viability and so also considering the added risk to developments and the balance that Councils need to find between funding local infrastructure and the viability of development in their area.

- 2.11.4 In order to inform these land value comparisons or benchmarks we sought to find examples of recent land transactions locally. However, no firm evidence of such was available from the various soundings we took and sources we explored. Similarly, indications from local sources were very limited. We reviewed information sourced as far as possible from the VOA, previous research / studies / advice provided by the Council, seeking local soundings, EGi; and from a range of property and land marketing web-sites.
- 2.11.5 Each of the RLV results is compared to a range of land value levels representing potential values for sites of varying types of brownfield (PDL) sites; envisaging a potential spectrum of sites from lower to upper value commercial land and sites with existing residential use. Again, scheme specific scenarios and the particular influence of site owners' circumstances and requirements will be variable in practice.
- 2.11.6 In terms of the VOA, data available for comparison has reduced significantly since the July 2009 publication of its Property Market Report, with data provided only on a limited regional basis in the later reporting. None of the information in the latest report is sufficiently local to Sevenoaks for anything other than a general / relative picture between regions and certain locations which are listed. Information has been sourced from existing data and research together with general indications and soundings - all as far as were available to source.

- 2.11.7 As can be seen at Appendices IIA and IIB (residential and commercial scenarios results respectively), we have made indicative comparisons at land value levels of £1,300,000/ha and £3,000,000/ha so that we can see whether our RLVs fall beneath or above each of these levels.
- 2.11.8 In the event that greenfield or other lower value land were to be relevant then the results can be used in exactly the same way; to get a feel for how the RLVs (expressed in per ha terms) compare with a lower land value levels of say £500,000/ha. The minimum land values likely to incentivise release for development under any circumstances is probably in the range £250,000 - £500,000/ha in the Sevenoaks District; likely only relevant to greenfield (for example enhancement to farmland or amenity land value). This range could be relevant for consideration as the lowest base point for enhancement to greenfield land values (with agricultural land reported by the VOA to be valued at £15,000 - £20,000/Ha in existing use). The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations would not go beyond these levels – they could well do in a range of circumstances. We are also aware of garden land being valued indicatively at say £850,000/Ha in a similar local authority context, purely as a further indication of a potentially lower value scenario in certain circumstances and in general of the range of comparisons that could be relevant overall.
- 2.11.9 As well as a level of value relating to an existing or alternative use driving a site's value ('EUV' or 'AUV'), there may be an element of premium (an over-bid or incentive) required to enable the release of land for development. In our view, this would not apply, however, in situations where there is no established ready market for an existing or alternative use. The HCA's draft document 'Transparent Viability Assumptions' that accompanies its Area Wide Viability Model suggests that *"the rationale of the development appraisal process is to assess the residual land value that is likely to be generated by the proposed development and to compare it with a benchmark that represents the value required for the land to come forward for development"*. This benchmark is referred to as threshold land value in that

example: *“Threshold land value is commonly described as existing use value plus a premium, but there is not an authoritative definition of that premium, largely because land market circumstances vary widely”*. Further it goes on to say that *“There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied”*. These types of acknowledgements of the variables involved in practice align to our thinking on the potential range of scenarios likely to be seen. As further acknowledged later, this is one of a number of factors to be kept in mind in setting suitable rates which balance viability factors with the infrastructure needs side.

2.11.10 We would stress here that any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative uses on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.

2.11.11 Overall, the indicative land value comparisons at £1,300,000 to £3,000,000/ha as set out in the footnotes to the results tables (at Appendices IIa and IIb) are considered appropriate as guides against which increased confidence is shown in viability outcomes as the RLVs meet or exceed such guides. Any further information, as far as was available, is set out within the wider research as included at Appendix III. The results trends associated with these are seen at Appendices IIa and IIb, as are also explained in chapter 3 below.

2.11.12 Purely for wider information and comparison purposes, as the thrust of the Council’s plans for housing delivery relates to previously developed land (PDL), we have also included (at Table 2 in Appendix IIa – residential results) indications of how the scheme RLVs could compare with greenfield enhancement type land values. In this illustrative context, the land value comparison has been made at £500,000/ha.

3 Findings

3.1 Introduction

3.1.1 Results summaries are included at Appendix IIa (residential scenarios) and Appendix IIb (commercial/non-residential). In each case these reflect the scenarios explained in Chapter 2 and set out at Appendix I. Within Appendices IIa and IIb there are different sections according to the type of host site assumed for the scenarios and bearing in mind the variables / dynamics introduced at 2.1.6 and discussed at section 2.11 above – PDL (e.g. former commercial) and (in the event of local relevance) greenfield.

3.1.2 In the case of the commercial results, there are 2 sets covering alternative yield views of 6.5% (considered most relevant to retail and hotel scenarios) and 7.5% (on all scenarios); as discussed, in relation to exploring the sensitivity of the results to these factors.

3.1.3 In summary Appendix IIa and IIb results tables show:

- Left side column(s): Scheme scenario (Residential: dwelling numbers / scheme type and affordable housing proportion; Commercial; Scheme scenario).
- Under each residential scheme type: Increasing value (GDV) level (increasing by VL 1 - 12) set out reading downwards alongside each scheme type.
- Under each commercial scheme type: Increasing value (GDV) – L (low); M (Medium); High (H) so as to enable sensitivity to rental assumption to be explored. The 'M' value levels considered the key area regarding current time balanced interpretation of results, 'L' and 'H' looking at the sensitivity of outcomes flowing from lower or higher values, related to varying scheme type / location and / or market movements.
- Left hand side of main table area: RLV appraisal results expressed in £s. (Non colour-shaded section – white and table grey areas).

- Right hand side of main table area: RLV appraisal results expressed in £s per Ha equivalent, given the assumed scenarios on type, density/coverage, etc. (Colour-shaded section).
- Far right side – 2 columns showing the range within which the potential theoretical maximum CIL charging rate lies for each scenario based on the assumptions made. The lowest of these figures (left side column of these 2) shows the maximum charging rate assuming the highest land value comparison in each case had to be met (£3,000,000/ha). The higher figure (far right column) shows the theoretical maximum charging rate in each scenario in the event that the lower of the land value comparison levels in each case were relevant (£1,300,000/ha). This is calculated by deducting the benchmark land value plus premium (where applicable) from the residual land value created by the appraisal (our RLV outcome) with £0 CIL and dividing the result by the assumed relevant floor area of the development to get a theoretical maximum CIL rate per sq m.
- Within each of those sections the coloured cells (see the explanatory text below) are the key areas in terms of reviewing trends. The trial CIL rates – in £s per sq m are shown across the top row - applied as a key part of the iterative process of exploring the effect on likely viability (or risk to the scheme proceeding) of those rates increasing over the scale tested. As discussed earlier, realistically this has to be carried out in steps to control to reasonable parameters the extent of the appraisal modelling exercise overall. Providing these trial rates span a sufficient range and the steps between each trial level are not too large, the iterative process can be applied and considered successfully. It is not necessary, and would not be practical or economic to further extend this process. In Sevenoaks District's case, we considered rates of £0 to £200/sq m covering the range of scenarios that in our experience and from review of emerging results provided us with suitable parameters and context for review with the Council.
- It is important to note that the colour-coding at Appendices IIa and IIb, and in the other summary tables included in the report text below, is intended to

provide a rough guide to the nature of the results only – it helps to highlight the general results trends. Based on the accepted nature of such an exercise, i.e. not being an exact science, this must not be over-interpreted as representing any strict cut-offs as regards viability / non-viability. In practice, switch points between viability and non-viability will be variable and this process explores the likelihood of various realistically assumed values and costs (including potential CIL rates) proving to be workable and therefore achieving the most appropriate points for finding balance between CIL rates and the high level of the local infrastructure needs. We can see the results trends as indicative outcomes vary with increasing sales values (GDVs – as expressed through increasing VLs 1 to 12; L, M & H values for commercial); increasing CIL trial rate; changing scheme type and (for the residential scenarios) affordable housing content with that.

- Taking into account the above comments, the colours therefore indicate general trends as follows:
 - Darkest green coloured table cells (results) - Considered to be very good viability prospects; the best results from the range produced. (RLVs greater than £3m/ha; potentially representative of land with established residential use or upper-end commercial land for example in respect of retail proposals).
 - Paler green coloured table cells (results) - Considered to provide good viability prospects in a range of circumstances, with RLVs in the range £1.3m/ha to £3m/ha and therefore meeting a wide range of likely former commercial use and lower residential values expectations, but possibly not reaching sufficient levels for high-value commercial (e.g. retail) or some residential scenarios. Therefore whilst these results indicate workable schemes on a range of PDL site types, they may be viewed with a lower confidence level overall than the darker green shaded RLV indications (as above).
 - Palest (white/grey coloured table cells (results)) – Positive RLVs, but which are under our base land value comparison of £1.3m/ha and

therefore indicating reduced confidence in results relating to PDL scenarios. Potentially representative of lower value PDL (commercial) sites and, should they have some limited relevance locally, greenfield development scenarios where enhancement to existing use values could still be sufficient in a range of circumstances.

- Red coloured table cells (results) – negative RLVs – schemes in financial deficit representative of clearly poor viability outcomes – no prospect of viable schemes based on the assumptions collection used in each case. Under these circumstances especially, as part of our review process we weigh-up the degree to which the assumptions would need to move in favour of viability so that we can form a view on whether that level of shift in assumptions may be realistic or not.
- Footnotes at the bottom – reminder of land value benchmark (comparison) indications applied in arriving at the colour-shading of the RLVs to provide a guide to the results trends; all bearing in mind the context and explanations provided within this report. This does not preclude the use of the results tables for other land value comparisons, by comparing the RLV (per ha) in each cell of the coloured table sections with any particular land value level. This has been mentioned, for example, in respect of typically lower greenfield land enhancement values should those become relevant to local delivery.

3.1.4 In addition, each results Appendix (IIa and IIb) contains sample appraisal summary sheets, which display the key input areas, relationship between those and the outputs (Indicative RLVs) they produced (as transposed to the table discussed above). Bearing in mind the study purpose and nature, and depending on the scheme type, these are not the full appraisals, given the volume and added complexity of information that would involve displaying. They are intended to provide an overview of the main assumptions areas and the outcomes, and to further help an understanding of how the residual land valuation process has been used here to consider the value / costs relationships.

- 3.1.5 On reviewing the results and the Council taking this further into the wider consideration of its preliminary draft charging schedule (PDCS) CIL rate(s) proposals, a number of key principles have been, and are to be, kept in mind – for example:
- a. We can clearly see the significance of the affordable housing impact on development viability (as the % affordable content increases), in comparison with that from CIL where the gradually stepped increasing trial charging rate generally produces small or graded viability impacts. Generally, with increasing affordable housing proportion, we see more areas of red/white shaded results; less green. This is a general feature of this review work more widely – not a Sevenoaks District specific factor.
 - b. In terms of the scale of CIL impacts relative to other factors such as the sales values and affordable housing, and potential “trade off” between CIL and affordable housing, this means that quite a significant drop in the potential CIL rate and / or sales value (VL) improvement is needed to balance a drop in RLV level that is produced by a step-up in affordable housing proportion. Comparisons would all be affected by factors such as the affordable housing policy step being made, market value levels, affordable housing tenure and affordable housing revenue levels. However, it appears necessary to improve the VL by one or two steps to counterbalance a 10% step-up in affordable housing requirements. There is a form of double viability effect from affordable housing when considering it in parallel with the CIL, in that firstly by itself it has a significant viability impact and, secondly, affordable homes will not pay the CIL charge. Therefore the cost burden will fall on the market homes.
 - c. The CIL charging rates should not be set up to their potential limits. Bearing in mind that in practice:
 - i. Costs will vary from these assumptions levels with varying circumstances and over time (build costs being a key example) – we have allowed appropriately and have not kept these to what might be regarded minimum levels by any means. Some scope may be needed where costs are higher, however, by reason of site specific abnormalities, increasing national level carbon reduction agenda requirements, etc.

- ii. Land owners' situations and requirements will vary. While, as stated, those will need to be realistic (and, as part of that, assessments will need to be made as to whether there are realistic prospects of securing significant value from existing or alternative uses in the prevailing market), they could be outside the ranges we have explored in making our overviews; including at higher levels.
 - iii. The economic backdrop and property market remains uncertain and could continue to falter. Reducing sales volumes could further affect prices in time directly impacting the GDV assumptions. This is why we have explored a range of value levels.
 - iv. The need for residential developments to also accommodate affordable housing provision (as has been assumed, and varied, alongside the trial CIL rates) together with other wider planning objectives such as sustainability and any on-site / local measures needed under s.106. Such aspects will also need to remain priorities of the Council. HCA funding for affordable housing appears to be uncertain and likely to continue being limited in application for the foreseeable future. Again, appropriate revenue assumptions (without grant) have been made.
 - v. Developer's profit level (and related funders') requirements could well vary. Particularly in the case of commercial schemes, we could see lower profit level requirements than those we have assumed. However, we felt it appropriate in particularly poor commercial market conditions to acknowledge that there may need to be some scope in this regard; or in respect of other commercial scheme costs/risks. This, again, is part of setting assumptions which fit with a balanced approach by ensuring that costs are included at an appropriate level overall, and in any event not so low as to make the viability outcomes look falsely positive.
- d. The potential CIL charging rates need to be considered alongside other factors relevant to the locality and the Council's further progression of the development plan, for example regarding:

- i. Location and frequency of scheme types relevant to key portions of the local growth planning – considering where development will be located (in relation to the values patterns for example) and on what site types.
- ii. Types and frequency of schemes likely to be relevant including accepting that, in practice, variation is very wide – particularly for commercial/non-residential development, where schemes could be seen in many shapes and sizes, uses and combinations thereof. However, it is necessary to consider the local relevance of those alongside their likely typical viability in terms of any scope to support viability.
- iii. Respecting any clear values patterns but also understanding that there are bound to be imperfections in defining any viability zones or similar. In practice values can change over a very short distance (within schemes, different sides or ends of roads, with different aspects, school catchments, with other local variations, etc). The charging schedule should be as simple as possible including where there are to be variations by geographical / other zones.
- iv. Some schemes will have inherently poor levels of viability even before affordable housing and / or CIL requirements. There will be instances where no amount of adjustment to CIL rates, for example, would overcome viability issues. The economy / market, funding availability and therefore the underlying demand for property of any type and the value flowing from that is likely to be a bigger determinant of viability so that affordable housing and / or CIL charging are not likely to render an otherwise viable scheme unviable providing they are not fixed at too high a level.
- v. Conversely some schemes / scheme types may in theory have been able to fund a greater level of CIL payment than the recommended levels (and/or greater levels of other obligations including affordable housing). However, this is appropriate in the context of balance in setting levels, i.e. not adding undue risk to delivery and therefore moving forward with the local economy and growth in accordance with the development plan.

- vi. The variety of site types that is expected to come forward – meaning reviewing the results scales in the context of a range of potential land value comparison levels. We do not consider it appropriate to rely on comparisons at a single land value level for each scenario as development will come forward in various forms and on a range of site types over time. In assessing results it has been necessary to consider viability outcomes across the results sets, including the various land value comparison levels.
- vii. The scale of affordable housing and local infrastructure needs, and therefore likely provision shortfall and funding gap relating to these, in assessing the balance. The Council needs to optimise affordable housing provision in the circumstances, and secure a meaningful but realistic level of funding through CIL as a key ingredient of the overall funding packages.
- viii. The collection of CIL payments from net new development. In practice we understand that a number of developments in the District will entail some level of “netting-off” of existing accommodation in the CIL charging calculations. CIL will not be paid on existing floorspace that is being retained or replaced – it will be charged only on new / added floorspace. This means that the CIL rate will not be applied to the full scale of new development in many cases. This could be by way of replaced or re-used / part re-used buildings. Our appraisals have not factored-in any “netting-off” in this way, because this will have a highly variable influence on scheme outcomes. The “netting-off” effect is however expected to further contribute to ensuring that schemes remain deliverable and that the charging rates(s) are not set “right up to the margin of economic viability” as part of this overall theme (see 3.1.6 below). In some scenarios the ability to “net-off” existing floor space could significantly help overall scheme viability and act as a balance against other costs and obligations.
- ix. Continued practical application of affordable housing policy targets and detail (including collective consideration of the effects of numbers rounding, dwelling and tenure mix, dwelling size and construction specification). The Council’s brief also asked us to consider what converting existing affordable

housing requirements into a CIL (charge per sq m) type approach might mean as an indication of potential CIL rate(s) that included the local affordable housing obligations rather than those being separate to CIL as per the current regulations. This is considered later, necessarily at a high level.

- x. Potential scope to consider CIL contributions or part contributions ‘in-kind’ and maintaining a general awareness that whether through payments, provision in-kind, or alongside other costs / obligations, what counts above all for viability is the collective costs and obligations that could be applicable to developments (the costs / obligations could be in various forms and combinations subject to balancing-out within the available viability scope and the operation of the Procedures and Regulations). It follows that a lower CIL rate could provide more flexibility on s.106 for example.

3.1.6 It is important to ensure that affordable housing targets are balanced and with regard to CIL it is important to avoid “setting a charge right up to the margin of economic viability”² in accordance with the tone of the Government (CLG) guidance. Local authorities have significant scope to consider exactly how they will assess and arrive at the right balance in a particular area.

3.1.7 A common theme running through all of the results (commercial and residential) is that they are highly sensitive to varied appraisal inputs and to the range of land value comparisons. A relatively small adjustment, particularly in some assumption areas can have a significant effect on the result.

3.1.8 This assessment process explores the degree to which changes in key assumptions produce varying results. In this way it is not a specific valuation exercise (it cannot be) but it has enabled us to consider the likelihood of a wide range of potential CIL charging rates being achievable and suitable. In the case of poor viability results (no or low viability prospects), this included looking at the extent to which assumptions would need to vary in order to improve the viability appraisal outcomes sufficiently

² DCLG – Community Infrastructure Levy Guidance – Charge Setting and Charging Schedule Procedures (March 2010)

to create workable scenarios. The opposite was considered for scenarios with good viability prospects (i.e. the potential leeway for those outcomes to decline but still be potentially viable). In both of these cases we considered whether those changes in assumptions amounted to realistic scenarios or not, given what we can currently see of market conditions, etc.

3.1.9 There may be cases where specific developments are unable to bear some or all of the additional cost of CIL (in the same way that is sometimes seen with other obligations on a scheme). Such viability outcomes are unlikely to be solely limited to CIL charging, however. They are more likely to be associated with market conditions (arguably the biggest single factor), affordable housing, scheme design / construction / specification requirements (including but not limited to sustainable construction) and wider planning objectives. Usually the collective costs impact on schemes will be relevant for consideration where viability issues arise in scheme specific cases, so that some level of prioritisation may be required – bearing in mind that CIL payments will be non-negotiable.

3.1.10 As discussed above, one of the variable factors which will contribute positively to viability in some circumstances and could affect the collective view of costs and obligations is the potential deduction of existing floor space from the scale of development that will trigger CIL charging.

3.1.11 It is important to note generally that, when we refer to highly variable outcomes / sensitive results:

- This is not just a Sevenoaks District factor, but one that we firmly believe will have to be recognised in any similar assessment and practical local application of affordable housing targets and the Government’s CIL regime – regardless of location.
- These characteristics would apply regardless of the CIL rate(s) set, so that with particular scheme difficulties (for all development types) setting a significantly lower CIL rate would not necessarily resolve any viability issues; we could still see a range of unviable or marginally viable schemes with even a zero (£0) CIL

rate. As above, other more significant factors are likely to be tipping such schemes into non-viable territory. The overall results include a range of unviable results in relation to particular scenarios; and especially on some commercial types as will be seen.

3.2 Values patterns and implications - Residential

- 3.2.1 In the assessment stages, we relied on the market research before deciding on whether any sufficiently clear values patterns were evident for a reliable link with options for the setting of CIL charging rates approach for the District – i.e. that might be varied in some way by geography – particular zones / key settlements / localities or similar.
- 3.2.2 With reference to the research summarised at Appendix III, we found a range of clear and relatively consistent pointers to residential values variations and patterns that were seen in the District.
- 3.2.3 As set out at Figure 6 (at 2.3.11 above) these showed overall that high residential values are consistently seen across the central and most southern areas of the District – including the main town of Sevenoaks, local service centres of Westerham and Otford, together with areas northwards to Eynsford and south / south east to rural areas which include some of the highest values seen in the District. Most of the service villages (excluding Hextable, Horton Kirby, South Darenth and West Kingsdown in the north which indicate typically lower values) are within the higher value areas.
- 3.2.4 In contrast, areas across the northern end of the District (including the secondary town of Swanley, the local service centre of New Ash Green and the northern service villages listed at 3.1.14 above) together with the rural service centre of Edenbridge in the south west. The typical values levels available to support viability across these confined lower values areas of the District are considered to be similar to each other.
- 3.2.5 This produces a picture which in our view justifies a potential dual charging rate approach for the District (i.e. putting in place higher and lower charging rates

corresponding to these two key sets of circumstances) but not a more complicated one. We consider that any further differentiation could become complex and would be difficult to justify in the CIL context given that it would most likely still not reflect all of the very local area subtleties on values changes (as noted for example at 3.1.5 d iii) and building on the principles set out earlier (see section 2.3 on values).

- 3.2.6 Whilst at Figure 6 (2.3.11) VL 1 values (£2,250/sq m) were included as part of the overall range potentially applicable to the lower value areas of the District (as outlined at 3.1.15) they are considered to be beneath typical levels for new builds even in those areas. At Appendix IIa we can see that VL1 related results are generally poor as would be expected given the relationship with usual build and other development costs at that level. At 30% affordable housing with more than £100/sq m CIL the RLVs turn negative. The same applies at 40% affordable housing combined with more than about £25/sq m CIL charging. Viewed overall, few of the results would support positive land value comparisons of the type most likely to be relevant in Sevenoaks District (PDL), although looking at the smaller schemes with 20% affordable housing there could be some workable scenarios with these limited values if greenfield or other similarly lower value sites became relevant.
- 3.2.7 VL 2 values (£2,500/sq m), relevant towards the lower end of current values in this District Context, produce improved results as expected. Nevertheless, overall the results at these relatively low value levels suggest scope for only a limited range of viable scenarios based on the assumptions used. Again these would more likely relate to any greenfield or other lower land value scenarios and then probably with a combination not exceeding 30% affordable housing with, say £75-100/sq m CIL. Given local land value levels, a range of PDL scenarios are likely to remain difficult at these value levels, irrespective of CIL and irrespective of affordable housing requirements in many cases too.
- 3.2.8 Significant improvements in viability are seen on moving from a VL 2 to VL3 assumption with VL3 (£2,750/sq m) indicating a greater number of scenarios that become potentially workable while supporting more meaningful levels of obligations including affordable housing and CIL contributions. This (together with VL 4 at £3,000/sq m) aligns more closely with the new build value seen through our research,

for example in Edenbridge, albeit that current / recent new builds information is limited. At VL3 we see negative RLVs only from the large all flatted scheme scenario. The smaller schemes considered with 10% equivalent (contribution) and 20% affordable housing indicate some workable PDL scenarios (green shaded results areas) but with the RLVs falling beneath the lower end PDL comparison value of £1.3m/ha as the CIL rate exceeds the £175/sq m trial level. In these smaller scheme instances, it tends to become more relevant to also consider the actual RLVs (left hand side – uncoloured – table areas) and there we can see that in fact a more modest CIL rate would be appropriate. A rate of no more than around £75/sq m may well be more appropriate.

3.2.9 At VL 4 (£3,000/sq m) – potentially the upper end for the lower value areas (as at 3.1.15) and lower end for the higher value areas (as at 3.1.14), we can see again a further improved tone of results. Tested alongside the full range of CIL charging rates, the scenarios with up to 30% affordable housing show positive results, although the RLVs fall to around the £1.3m/ha level at the highest CIL trial levels (£175 - 200/sq m). The 40% affordable housing scenarios suggested broadly equivalent results with £75 - £100/sq m CIL (less in the case of the large all-flatted scheme only).

3.2.10 We consider that the results overview strengthens the needs to consider a CIL charging rate specific to the lower value areas of the District; differential treatment from the higher value areas. Again, recognising the need for judgments rather than having scope to rely on fixed pointers or cut-offs, our overview is that a suitable CIL charging rate for these areas would be around £75/sq m. In all cases at VL 4 this level of charge would be sufficiently beneath the maximum level of CIL charge that could be made based on the assumptions made, including a land value of £1.3m/ha as we consider to be appropriate to most lower value scenarios.

3.2.11 At VL 5 upwards (6 in the case of the larger flatted scheme assumptions), again with each step we see significantly improved results. Depending on the affordable housing and scheme type assumption, values at VL 6 – 9 (as are relevant to the higher value areas) support the tested affordable housing obligations alongside most of the CIL trial rates. This is with RLVs reaching the upper comparison level of £3m plus; after applying up to £200/sq m CIL charging in many cases.

3.2.12 However, we consider that the pitching of the CIL charging rates for the higher value areas should be tempered somewhat from those highest levels trialled. Again there are no fixed cut-offs, but there are a number of pointers towards the right balance being found at a lower rate of around £125/sq m in our view. These include the need in many cases to support 30 or 40% affordable housing, allowing scope for higher values to fall to some extent if relevant with further market uncertainty (placing less reliance on values levels being maintained), the possibility of abnormal costs and rises in build or other costs.

3.2.13 As noted previously, there may be instances of lower value schemes and localities where developments struggle in viability terms, even without any significant CIL and / or affordable housing contribution. Wider scheme details or costs and obligations / abnormals can render schemes marginally viable or unviable prior to the consideration of obligations such as affordable housing or CIL. In some cases, viability is inherently low or marginal, regardless of CIL or other specific cost implications. In this sense, CIL is unlikely to be solely responsible for very poor or non-viability. Once again, these are not just local factors; we note them in much of our wider viability work. The same principles apply to commercial schemes too.

3.2.14 Associated with this, we think it will be necessary to monitor outcomes annually as part of the Council's normal monitoring processes, with a view to informing any potential / necessary review within the next few years as other policy developments take place; and in response to market and costs movements together with any other key viability influences over time.

3.2.15 The results of the residential appraisals are typically most sensitive to the Value Levels assumed for the market housing that will drive scheme viability. Other factors which can also have a significant effect on viability outcomes are:

- Scheme density – linked to land take (site area occupied) and the land value requirement / expectation.
- Build costs – generally, but including related to sustainable design and construction.
- Other costs side influences – profit levels, finance, fees, etc.

- Any abnormal development costs.

3.2.16 In reviewing the findings and putting forward the above, although not part of the viability testing, in the background we have also had some regard to the proportional cost of the potential (trial) CIL rates relative to scheme value (GDV) and other indicators. These aspects are considered further where some guide information and comparisons are provided – see section 3.11 below.

3.2.17 For clarity, our intention is that the residential outcomes and recommendations also apply to sheltered housing / extra care housing schemes (where the development is of individual C3 use class units for separate households and where intensive nursing home style care and support is not being provided to all residents).

3.3 Values and implications - Commercial

3.3.1 A similar process was considered with respect to commercial (non-residential) schemes – i.e. whether or not there were any particular values patterns or distinct scenarios that might influence the implementation of a charging schedule on these for this area.

3.3.2 No clear values distinctions were seen by settlement / area for the key commercial uses of relevance to the suggested CIL charging approach as informed by the viability outcomes (see also the following sections of this Chapter). Values variations are more site-specifically driven – i.e. by development quality, type, precise location, orientation, visibility, access and parking provision etc; rather than necessarily by the settlement in which a proposal is to be located.

3.3.3 In reality, most types of commercial or non-residential development could occur across a range of locations within the District. Conversely, but supporting the same thinking, any larger retail, business development (office or industrial / warehousing), hotel or other mainstream commercial proposals are likely to occur in a relatively limited range of locations most likely restricted to the main towns (Sevenoaks and Swanley) and possibly to the rural / local service centres in smaller scale way. For the types of the development likely to come forward as new schemes, it is difficult to

distinguish values on general geographical location alone. This can be seen from existing development whereby larger format retail, for example, appears to provide similar rental level prospects in Sevenoaks and Swanley. The quality of individual schemes, their particular siting and details seem to be more of a driver of any significant values differences locally. Variations on precise value levels and other assumptions will always occur. So far as we could see, whilst the picture could be more variable for smaller format and town centre comparison retail, suitably pitched lower CIL charging rate applicable those schemes will also be capable of dealing with the variations seen within this district.

- 3.3.4 It was considered that the local commercial property market (mainly focused in Sevenoaks and to the north of the District) should logically be treated as a district-wide one in practical terms, which is part of a larger sub-regional market. We consider that otherwise we would be seeking to fragment it unduly, adding complication and (as with residential) still not reflective of the particular variations which could be seen on a range of site specifics in practice.
- 3.3.5 Given the high level overview appropriate for CIL, our approach was to revisit this once we had developed some appraisal results for review. This provided further focus and reinforced the emerging pointers towards a district-wide simple charging regime for commercial development. We found this because it became clear that retail development was the only clear non-residential type offering more consistent scope to support a meaningful level of CIL charging without adding undue risk to development. Therefore, further exploration of any justification for a more complicated approach became unnecessary.
- 3.3.6 Overall, following the consideration of options we are of the opinion that a simple and clear District-wide application of the CIL by commercial / non-residential development type will be most appropriate here, as has been the case in a number of other local authority CIL cases progressed to this extent to date (including based on our studies). No clear evidence has been found to support and justify an alternative approach. No amount of attempted sensitivity to particular local value variations is likely to be capable of actually respecting the variations likely to be seen in practice.

There are no clear broad patterns without this becoming very complicated. Appendix III contains information on examples.

- 3.3.7 In carrying out the research for this study however, we developed the view that the key variable characteristics associated with different types of commercial / non-residential development require an approach that varies the CIL rate by commercial use.
- 3.3.8 Therefore in the following section the outcomes of the assessments are discussed by development type / use – with reference to the commercial / non-residential development scenarios considered.

3.4 Commercial / non-residential factors and findings (general)

- 3.4.1 As would be expected, the commercial / non-residential appraisal findings are very wide ranging. For this strategic overview rather than detailed valuation exercise we have essentially considered the interaction of rent and yield in presenting a view of sample ranges within which the capital values (GDVs) could fall; based on capitalising estimated rental levels, deducting the various development and other costs and then considering the sensitivity of viability outcomes to changes in these factors.
- 3.4.2 In this way we have explored various combinations of assumptions (including capitalised rental levels) which produce a range of results from marginal or negative outcomes (meaning very limited or nil CIL scope) to those which produce meaningful and in some cases considerable potential CIL funding scope from a viability point of view. To illustrate the trends we see, the coloured tables in Appendix IIb use the same “colour-coding” principles as the residential results tables (again with the bolder green table shading indicating the best prospects of viable schemes within the results ranges, through paler green, white and red; red indicating a clear lack of viability).
- 3.4.3 Another factor to which the commercial outcomes are greatly sensitive is the site coverage of a scheme, i.e. the amount of accommodation to be provided on a given site area; the equivalent of residential scheme density. This can affect results considerably, combined with the assumed land buy-in cost for the scheme. The

colour-shading of the Appendix IIb results (RLVs per ha) is again based on whether or not the RLV reaches £1.3m, £1.3 – 3.0m or £3m plus / ha. As with the residential results viewing principles, these are purely rough guides to increasing confidence in the results representing viable schemes as the RLVs rise.

- 3.4.4 Factors such as build costs clearly have an impact, but for the given scheme scenarios are not likely to vary to an extent which makes this a more significant single driver of outcomes than the influence of values (rents and yields). The relationship between values and costs is vital. There are some commercial use types where build costs, or build and other development costs, will not be met or will not be sufficiently exceeded by the completed values (GDVs) so as to promote viable development. Further information is included later in this report.
- 3.4.5 We will now summarise the assessment findings for the commercial development scenarios considered.

3.5 Retail scenarios

- 3.5.1 In general, we saw good viability prospects from the sample retail scenarios we ran, based on the range of assumptions applied. Those showed the best viability outcomes from the wide range seen from the commercial / non-residential scenarios overview.
- 3.5.2 As a high level outcome this is consistent with our previous and wider work on CIL viability, as well as with the findings of other consultants engaged in similar work. This tone of results is shown by the largely green coloured cells in the Appendix IIb results summary tables; particularly based on the 6.5% yield view, which is considered to be an appropriate assumption in the CIL context and more likely to be relevant than the 7.5% yield outcomes for this use. Indeed, yields beneath the 6.5% assumption might also be seen. However, the results need to be considered collectively and rates not pushed to the margins of viability, as recognised above.
- 3.5.3 We consider that the CIL charging rate for the larger retail formats (by which we mean supermarkets and retail warehousing) could be set at a level equivalent to the upper parameter for the residential rate - put forward at £125/sq m. This is again a

question of making an overview rather than there being any specific pointers or set limits to a suitable charging rate. A higher rate could be justified for the larger format retail uses such as these, however we also need to take into account the potential for relatively high land value expectations to be associated with this form of development, together with the significant overall development costs. As with the high level assumptions, the results need to be considered in the round.

3.5.4 The retail warehousing scenario appears capable of producing amongst the most positive outcomes overall owing to the typically strong relationship between the values and the relatively low construction and related costs. However, as in all cases this scenario also starts to produce marginally less favourable outcomes as the CIL rate rises; a trend which is seen further if lower rental values are assumed. There are a range of factors which, together, suggest that setting retail charging rates right up to or beyond the highest level explored by the full extent of our modelling may not be appropriate in Sevenoaks District at this stage. We are of the opinion that, say, £125/sq m for larger format retail (of the types envisaged – supermarkets and retail warehousing) would strike an appropriate balance; aligned to the suggested upper end residential rate parameters should those be pursued as part of the Council’s CIL implementation approach in the District. For clarity, following discussions with the Council, we are considering large format retail to cover the following (in accordance with the former PPS4 definition):

- Larger convenience retail stores (with a sales area in excess of 280 sq m); where convenience retail means *the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.*
- Retail warehousing (of any size) meaning *large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne users.*

3.5.5 Whilst appraising the smaller retail category, principally envisaging new local / neighbourhood convenience stores as the likely main occurrence of any new build smaller scale retail, we explored the sensitivity of that scenario type to varied size (floor area). However, the key factor differentiating these types of retail scenarios

from the larger ones is the basic value / cost relationship related to the type of premises and the use of them. They are simply different scenarios (or “uses”) where that relationship is generally not as positive as it is in respect of the retail warehousing and supermarket types. Regulation 13(1) of the CIL Regulations states that differential rates may be set by different intended uses of development. It does not refer specifically to “Use Classes”. We are of the opinion that a small retail use is different to a large retail use in viability terms because it displays different characteristics and serves different markets. In his Examination report into the recently confirmed Portsmouth CIL Charging Schedule, the Inspector agreed with the above. Since altering the small retail unit floor area does not trigger varying values or costs inputs at this level of review, basically the reported values / costs relationship stays reasonably constant; so that we do not see altering viability prospects as we alter its floor area. This means that the outcomes for the small retail scenarios (as for many others) are not dependent on the specific size of unit and specific floor area will not produce a different nature of use and value / cost relationship.

- 3.5.6 Whilst it is not critical in viability terms for these reasons, we consider that creating a link with the scale of sales floor space associated with the Sunday Trading provisions (3,000 sq ft / approx. 280 sq m) presents an option and potentially appropriate threshold for any differentiation between CIL charging rates for retail development, linked to the typical intended use. This does not rule out other approaches, including the selection of a larger floor area based threshold or other descriptive distinction(s), however.
- 3.5.7 There are alternatives for potential consideration in terms of differentiating between the smaller and larger retail formats which, given the points above, we consider to be a principle that ought to be catered for within the Council’s CIL approach. As an example, an alternative could be a higher floor-area threshold of say 500 sq m; again with no fixed rules but seeking an appropriate way of respecting the viability differences between the smaller and larger retail formats. The Council’s experience of recent delivery and / or and current / future development proposals may assist in considering this further.

- 3.5.8 Respecting the sensitivities, we consider that a CIL charging rate set at approximately half of the larger retail format charging rate would be appropriate. This would put the charging rate (linked to a threshold as considered above) in the range of our £50 - £75/sq m trial rates. We consider this to be appropriate for the smaller retail formats. With reference to the further information provided at Figure 12 (at 3.11.2 below) simply as an additional guide to the context of the potential CIL charges, a rate of this order would also maintain to a reasonable degree a proportional burden when the CIL charging rate is considered as a proportion of the GDV. Again whilst a higher rate could be justified, it would be preferable in our view to proceed in this way and (as with all CIL aspects) this could be kept under review.
- 3.5.9 An alternative would be to proceed with a single rate for retail, placed at a mid-point, on the basis that in some cases the increased potential would not be yielded in respect of the larger retail proposals (supermarkets and retail warehousing); and in others there may be a marginally greater viability impact than would have been the case with a lower (smaller retail format) rate. In our view this would be less reflective of the viability scenarios than suitably differentiated rates for retail development.
- 3.5.10 For smaller new convenience type developments, the actual sums of money available for land purchase can become relatively small. This tends to increase the sensitivity of the viability outcome to increased costs – e.g. from an increasing CIL charging rate. These types of units could be associated with mixed uses where they will need to provide a positive contribution to overall viability (perhaps as part of supporting other non-viable or less viable uses within mixed developments, local centre improvements or new housing developments, etc).
- 3.5.11 Again, we can see the deterioration in results as the values reduce – to a greater extent with this smaller retail scenario. The same sensitivity to the yield assumption exists and, depending on the investment view based on the strength of the leaseholder’s covenant, etc, this could also be a differentiating factor from the larger retail scenarios.
- 3.5.12 Overall, we recommend that the Council considers a CIL charging rate applicable to smaller retail that is set well beneath the higher retail rate recommended level. A single rate alternative (i.e. applicable to all) would need to be set beneath the level

supportable based on larger retail formats alone. If differentiating as suggested, this does not have to link to a specific floor area size (although it will be appropriate to define clearly at which point the higher retail rate would apply).

3.5.13 While we understand the prospect of new build town centre comparison shopping units to be relatively limited in planning (and in economic) terms in the coming few years, we consider that – should that form of development come forward – it would be appropriate to link that to a similar level of CIL charging proposed for the smaller retail developments (new convenience stores) as above; rather than to the higher (larger format retail – supermarkets and retail warehousing) rate. Town centre comparison shopping / shopping centre type development would normally come with higher construction and development costs. A number of town centre retail schemes are currently stalled - nationally. As related to other CIL matters, we suggest that the Council keeps its approach to CIL implementation under review with respect to any necessary widening-out of the current stage testing.

3.5.14 If the above approach is pursued by the Council, in summary the outcome would be that:

- all forms of retail development (all A class uses) except the larger formats envisaged here (supermarkets and retail warehousing as at 3.5.4 above) would be subject to the proposed lower-rate CIL charge (of up to £75/sq m maximum).

3.5.15 There are a range of retail related uses, such as motor sales units and retail warehousing / wholesale type clubs / businesses, which may also be seen in the District, although not regularly as new builds because such uses often occupy existing premises. Whilst it is not possible to cover all eventualities, and that is not the intention of CIL by our understanding, the Council may wish to consider whether any such retail parallels are appropriate within in its development plan and local context; suggested for alignment to the lower retail rate if relevant.

3.5.16 Consistent with the above, we assume that all A use class development including new provision for food and drink, fast food outlets, petrol stations etc exceeding the 100sq m CIL regulations floor area and provided for example as part of larger format retail developments, would be treated either as part of the retail-led scheme or

(when associated with leisure or other uses for example) as retail in their own right. From our wider research, with values and viability at broadly similar levels, this would be an appropriate outcome in our view. Other uses under the umbrella of retail would be treated similarly.

3.6 Business Development – Office / Industrial / Warehousing scenarios

- 3.6.1 In terms of likely scheme viability, these scenarios are simpler to discuss than retail. Whilst, again, actual proposals could be highly variable in nature, this is because the overview results convincingly show that there is no foreseeable scope for any meaningful level of CIL charge to be applied to such schemes in Sevenoaks District (at least not without adding further delivery risk to schemes).
- 3.6.2 This reflects similar findings across widely varying areas of the country in a growing number of local authorities' work on the CIL to date – principally due to the recent / current economic conditions and insufficient demand to underpin development bearing in mind the risks and viability difficulties. The value/cost relationship for a wide range of business development types is simply insufficient to enable the evidencing of a CIL charging rate.
- 3.6.3 These results indicate that only with the most optimistic GDVs (highest capitalised rental scenarios produced by the most favourable yield and annual rent assumptions combinations), higher density (site coverage) and / or lower land value expectations do we see what we consider to be marginally viable schemes for high-end offices. Even then, those would most likely be on the basis of greenfield or other relatively low value land with a modest CIL charging rate. There would then be little room for increased yield assumptions, minor changes in rental levels or increases in costs / abnormals etc, leading again to negative viability outcomes. All in all this represents a sensitive set of circumstances where, on balance, the potential to add risk to already very difficult delivery prospects points in our view to a nil (£0/sq m) CIL charging rate for business development. Again, this could be kept under review.
- 3.6.4 Overall, we consider that in order to create meaningful CIL scope on any level of regular basis, the collective assumptions would need to be moved to points that are too optimistic overall at the current time - and that this is likely to be the case for

these development types for the short-term future at least. The potential CIL charging schedule review period again could be relevant here in terms of taking a further look to check this picture in the not too distant future.

- 3.6.5 Our iterative process stopped at the point of producing negative RLVs, as there was no point continuing with appraisals based on less favourable viability assumptions (rents, yields, etc
- 3.6.6 The industrial unit type scenarios reviewed produced similar to worse results than offices on the basis of the assumptions applied. As such, in the same way we have not considered it appropriate or necessary to further explore where the potentially workable scenarios may lie in terms of wider views of assumptions. In practice, we could also see less favourable yield and rental combinations than those we have reviewed. We would not expect to assume more favourable rental capitalisation than from a 7.5% yield for these scheme types locally in the current ongoing climate of economic uncertainty. Again, the results tables show the trends that we saw developing.
- 3.6.7 Any infrastructure funding yield benefits from seeking the collection of a nominal / modest level of CIL charge for business uses in our view need to be considered in the context of the non-negotiable nature of CIL and associated risk scenario in light of the balance to be sought.
- 3.6.8 In summary, and in common with other similar reporting that we and others have completed, we recommend that a zero (£0) CIL charging rate be considered for these (Business) development types.

3.7 Hotels

- 3.7.1 The hotel scenarios reviewed represent a range of outcomes that are again very sensitive to the values driving the appraisals.
- 3.7.2 The test scenarios showed that only with what we consider to be an optimistic collection of assumptions, probably including improved values, could we see clear

scope for CIL charging. This might only be at levels up to around those applicable to small retail; as above – say £50 to 75/sq m. Given the sensitivities of even those more optimistic scenarios to added cost or other negative influences on viability, however, overall we do not see a picture which represents clear, reliable scope for CIL charging in our opinion.

3.7.3 We think this represents a case where the Council will need to consider the likelihood of development of this type being pursued or occurring regularly in the coming few years (thinking about what that means for the potential CIL infrastructure funding yield etc) balanced against the potential to add further significant risk to its potential delivery.

3.7.4 On balance, therefore, we recommend that, at the current point, a zero (£0) charging rate should be considered for this use type. In looking for the right balance, it appears that the likely limited CIL yield (contribution to funding gap) potential may not outweigh the added risk to the viability of any new build / extension proposals for hotel use. It appears to be a use where potential viability is quite finely balanced, so that a number of factors could quickly reduce what at this high level review stage appears a potentially workable scenario in certain circumstances. This could be considered further and, again, could be kept under review pending experience of the CIL in operation and of course varying market conditions etc. Experience in practice, including any specific local delivery evidence, may influence future reviews.

3.8 Residential Institutions – Care Homes

3.8.1 Proposals falling under this category could again be highly variable in nature, including in terms of the values and other assumptions potentially applicable to varying scheme specifics. Related to the ageing population profile, it is likely to be a form of provision considered relevant as part of the overall accommodation and care offer available within the area. Compared with the scope of the residential charging scenario suggested for the District, this envisages developments where (consistent with 3.2.17 above) care would generally be provided to residents who usually live in accommodation which does not provide fully self-contained units.

- 3.8.2 We have not been able to identify nor been provided with any recent development examples or other comparables / guides as to clear financial assumptions associated with this form of development as would be relevant to Sevenoaks District. In the absence of such information, it has been necessary to make high level assumptions; nevertheless as is appropriate to this level of study. In a similar way to the reviews carried out for other development types, it was possible to consider what would need to change within the assumptions to create scenarios with reasonable viability prospects on a regular basis.
- 3.8.3 On the assumptions applied, we began to detect a very similar tone of results to those associated with hotels. Therefore, we did not continue with further trials only to produce additional sets of negative RLV results. So, similarly, our evidence suggests poor viability prospects unless assumptions are moved in favour of viability by increasing values and / or reducing costs from the levels assumed. Again, at this point we consider that would need to occur to too significant a degree in order to reliably support strong viability outcomes. Therefore, in our view the discussion on these becomes a similar one about balance and potential added risk to development. Experience in practice could show viability being established across a range of circumstances, but we have not been able to clearly evidence viability to that point at present.
- 3.8.4 Based on very similar thinking to that above in relation to hotels, therefore, currently we are not able to support any meaningful level of CIL scope in respect of such developments. Within the general monitoring scenario, however, the Council should again keep this under review so as to see how experience in practice may influence any future review – all as for hotel developments at 3.7 above.
- 3.8.5 Again, therefore, from our viability viewpoint a zero (£0) CIL charging rate is recommended at this initial stage of implementation CIL.

3.9 Agriculture

- 3.9.1 Given the rural setting of large parts of Sevenoaks District, we considered the development of agricultural facilities at a high level – with barns, animal sheds, stores, packing sheds and the like in mind.

3.9.2 We formed the view that whilst, by definition, these types of development would generally be on greenfield / low existing use value land, in the great majority of cases they would be examples of schemes that require investment rather than representing profitable development. This is because usually they would not have a sufficient market value on completion to support their development cost. Many of these facilities would be akin to light industrial construction, but usually it appears with lower-still end values applying to them.

3.9.3 Research confirmed this poor relationship between development values and costs (as very briefly outlined at Figure 10 below) so that we did not pursue it further and recommend that agricultural development of this nature should be subject to a £0 (nil) CIL charging rate.

3.10 Other uses – including Community Uses

3.10.1 Following our extensive iterative review process, throughout this assessment we can see that once values fall to a certain level there is simply not enough development revenue to support the developments costs, even before CIL scope is considered (i.e. where adding CIL cost simply increases the nominal or negative numbers produced by the appraisals – makes the RLVs, and therefore viability prospects, lower or moves them further into negative).

3.10.2 In such scenarios, a level of CIL charge or other similar degree of added cost in any form would not usually be the single cause of a lack of viability. Such scenarios are generally unviable in the sense we are studying here – as a starting point. This is because they have either a very low or no real commercial value and yet the development costs are often similar to equivalent types of commercial builds. We regularly see that the even the build costs, and certainly the total costs, exceed levels that can be supported based on any usual view of development viability. These are often schemes that require financial support through some form of subsidy or through the particular business plans of the organisations promoting and using them.

3.10.3 As will be seen below, there are a wide range of potential development types which could come forward as new builds, but even collectively these are not likely to be

significant in terms of “lost opportunity” as regards CIL funding scope. We consider that many of these uses would more frequently occupy existing / refurbished / adapted premises.

3.10.4 A clear case in point will be community uses which generally either generate very low or sub-market level income streams from various community groups and as a general rule require very significant levels of subsidy to support their development cost; in the main they are likely to be a long way from producing any meaningful CIL scope.

3.10.5 There are of course a range of other arguments in support of a distinct approach for such uses. For example, in themselves, such facilities are generally contributing to the wider availability of community infrastructure. They may even be the very types of facilities that the pooled CIL contributions will ultimately support to some degree. For all this, so far as we can see the guiding principle in considering the CIL regime as may be applied to these types of scenarios remains their viability as new build scenarios.

3.10.6 In any event, from our viability perspective, a zero (£0) CIL rate is recommended in these instances.

3.10.7 As a part of reviewing the viability prospects associated with a range of other uses, we compared their estimated typical values (or range of values) – with reference to values research from entries in the VOA’s Rating List and with their likely build cost levels (base build costs before external works and fees) sourced from BCIS.

3.10.8 Figure 10 below provides examples of the review of the relationship between values and costs in a range of these other scenarios. This is not an exhaustive list by any means, but it enables us to gain a clear picture of the extent of development types which (even if coming forward as new builds) would be unlikely to support CIL funding scope. We consider that these types of value / cost relationships would be seen in a wide variety of locations.

Figure 10: Other development types – example value / cost relationships

Example development type	Indicative Annual rental value (£/sq m)	Indicative capital value (£/sq m)	Base build cost –BCIS** (£/sq m)	Viability prospects and Notes
Halls – community halls, etc	£10 - 30	£100 - 300	Approx. £1,500 (General purpose halls)	Clear lack of development viability
Community centres, clubs and similar	£20 - 40	£200 - 400	Approx. £1,400 (Community centres)	Clear lack of development viability
Garages & depots	£40 – 75 (max £125)	£400 – 750 (max £1250)	£780 (Builders yards, highways depots and similar)	Similar to low grade industrial (B uses) – costs generally exceed values
Storage – e.g. on farms / other	Wide range say £30 - 80	£300 – 800	Approx. £470 - £530 (agricultural storage to purpose built warehouse)	As above – assumed similar to B type uses. Poor relationship between values and costs. No evidence in support of regular viability.
Surgeries / similar	£90 - 185	£900 – 1,850	Approx. £1,400 - £1,500 (health centres, clinics, group practice surgeries).	Insufficient viability to clearly outweigh costs on a reliable basis.
Day nurseries	£80 - 125	£800 – 1,250	Approx. £1,500 - £1,600	Costs generally exceed values. Lack of development viability
Leisure – other	£115 - £125	£1,533	Approx. £1,100-	Likely marginal

Example development type	Indicative Annual rental value (£/sq m)	Indicative capital value (£/sq m)	Base build cost –BCIS** (£/sq m)	Viability prospects and Notes
bowling / cinema		(@7.5% yield)	£1,200	development viability at best. Although retail use concessions / associated development would attract charging at the retail rate(s).
Leisure – private health / fitness	£120	£1600 @7.5% yield)	Approx. £1,700 (Gymnasia, fitness centres etc)	Costs outweigh values. No evidence in support of regular viability.

*£/sq m approximation only - prior to all costs allowances (based on assumed 10% yield for illustrative purposes - unless stated otherwise)

**general indication excluding local costs indexing, external works, fees, contingencies, sustainability additions, etc.

3.10.9 With the exception, potentially, of retail linked types such as mentioned at 3.5.14 to 3.5.16 above (should the Council consider those sufficiently relevant to the plan delivery and propose include those with the CIL charging scope), our recommendation is for the Council to consider a zero (£0) CIL rate in respect of a range of other uses such as these. As in other cases, this could be reviewed in future - in response to monitoring information. Our overriding view is that the frequency of these other new build scenarios that could reliably support meaningful CIL scope is likely to be very limited.

3.10.10As alternatives, and we understand that there is no guidance pointing either way, the Council could consider leaving such other proposals to “default” to a nominal rate; or to a higher rate (e.g. £50/sq m) to capture contributions from a small number of developments. That strategy would involve considering the risk that any other developments from a potentially wide range that could come through as new builds

or extension schemes (exceeding the 100 sq m CIL Regulations threshold) could be presented with viability difficulties.

3.11 Charge Setting and CIL Rate Review

3.11.1 To further inform the Council’s rate setting and ongoing work, also we have considered the range of potential CIL rates (trial rates) that have been viability tested in terms of their proportion of completed development value (sales value or ‘GDV’).

3.11.2 The values assumptions used to calculate the following proportions are as assumed within the study. See figures 11 and 12 below:

Figure 11: CIL Trial rates as % of GDV – Residential

CIL Rate (£/sq m)	Value Level (VL) – intermediate VLs as examples only (£/sq m)				
	VL 2	VL 4	VL 6	VL 8	VL 10
	£2,500	£3,000	£3,500	£4,000	£4,500
Indicate locality / potential CIL charging zone	Lower values zone				
	Upper values zone				
£25	1%	0.83%	0.71%	0.63%	0.56%
£50	2%	1.67%	1.43%	1.25%	1.11%
£75	3%	2.5%	2.14%	1.88%	1.67%
£100	4%	3.33%	2.86%	2.5%	2.22%
£125	5%	4.17%	3.57%	3.13%	2.8%
£150	6%	5%	4.29%	3.75%	3.33%
£175	7%	5.83%	5%	4.38%	3.89%
£200	8%	6.67%	5.71%	5%	4.44%

Figure 12: CIL Trial rates as % of GDV – Commercial (for development uses associated with CIL scope from viability findings – %s for other development uses not provided)

Scheme Type	CIL Trial Rate (£/sq m)	7.50% Yield & annual rent £ & GDV / sq m			6.50% Yield & annual rent £ & GDV /sq m		
		L £230	M £260	H £290	L £230	M £260	H £290
Large Format Retail – Supermarket (Convenience > 280 sq m)		£3,066	£3,466	£3,866	£3,537	£3,999	£4,460
	£25	0.82%	0.72%	0.65%	0.71%	0.63%	0.56%
	£50	1.63%	1.44%	1.29%	1.41%	1.25%	1.12%
	£75	2.45%	2.16%	1.93%	2.12%	1.88%	1.68%
	£100	3.26%	2.89%	2.59%	2.83%	2.5%	2.24%
	£125	4.08%	3.61%	3.23%	3.53%	3.13%	2.80%
	£150	4.89%	4.33%	3.88%	4.24%	3.75%	3.36%
	£175	5.71%	5.05%	4.53%	4.95%	4.38%	3.92%
	£200	6.52%	5.77%	5.17%	5.65%	5%	4.48%
Large Format Retail - Retail Warehouse		L £175	M £200	H £225	L £175	M £200	H £225
		£2,333	£2,666	£2,999	£2,692	£3,076	£3,461
	£25	1.07%	0.94%	0.83%	0.93%	0.81%	0.72%
	£50	2.14%	1.88%	1.67%	1.86%	1.63%	1.44%
	£75	3.21%	2.81%	2.5%	2.79%	2.44%	2.17%
	£100	4.29%	3.75%	3.33%	3.71%	3.25%	2.89%
	£125	5.36%	4.69%	4.17%	4.64%	4.06%	3.61%
	£150	6.43%	5.63%	5%	5.57%	4.88%	4.33%
	£175	7.5%	6.56%	5.84%	6.5%	5.69%	5.06%
Small Format Retail – e.g. convenience store < 280 sq m and all other A class development		L £110	M £140	H £170	L £110	M £140	£ 170
		£1,466	£1,866	£2,266	£1,692	£2,153	£2,615
	£25	1.71%	1.34%	1.10%	1.48%	1.16%	0.96%
	£50	3.41%	2.68%	2.21%	2.96%	2.32%	1.91%
	£75	5.12%	4.02%	3.31%	4.43%	3.48%	2.87%
	£100	6.82%	5.36%	4.41%	5.91%	4.64%	3.82%
	£125	8.53%	6.70%	5.52%	7.34%	5.81%	4.78%
	£150	10.23%	8.04%	6.62%	8.87%	6.97%	5.74%
	£175	11.94%	9.38%	7.72%	10.34%	8.13%	6.69%
£200	13.64%	10.72%	8.83%	11.82%	9.29%	7.65%	

3.11.3 The Council may wish to use the above information as part of the wider context for considering its CIL charging rates and options, in its balancing of objectives and also considering potential CIL yields from various scenarios (meaning here the potential total sums to be collected - based on the assumptions used). Purely for illustrative purposes in this context, the green shaded areas within the above Figure 12 table indicate where the proposed CIL charging rate parameters align with their likely relevance to the scenario types.

3.11.4 In considering the potential “yield” (as at 3.11.3) from CIL and implementing particular options / approaches the Council will need to factor-in the principle that CIL will not be chargeable on affordable housing.

3.12 Summary – CIL Charging Rate scope and other Recommendations

3.12.1 In summary, from a viability point of view we recommend the following for consideration by Sevenoaks District Council in taking forward the setting of rates within a preliminary draft charging schedule (see figure 13 below):

Figure 13: Recommendations Summary - CIL Charging Rates

Summary on CIL Viability – Potential Rates and Guidance for the Council’s consideration
<u>Residential – (see also Map at Appendix V)</u>
<p><i>Recommendation:</i></p> <p><u>Differentiated Rates -</u></p> <p>In lower value areas an appropriate rate of £75/sq m (i.e. Swanley, New Ash Green and adjoining areas in the north of the District; Edenbridge in the south west).</p> <p>In higher value areas an appropriate rate of £125/sq m (i.e. rest of District centred on Sevenoaks, including Westerham, Otford and all areas excluding the suggested lower rate zones as above).</p>
<u>Retail – generally – suggested main option to differentiate; alternative to set a</u>

<p>single rate.</p> <p>Relates to all A-class uses.</p>
<p><u>Retail – large format – (meaning supermarkets i.e. large scale convenience stores and retail warehousing)</u></p>
<p><i>Recommendation:</i></p> <p>Rate – suggested not exceeding £125/sq m (that being within greater viability scope) - if differentiating.</p> <p>Applicable to convenience stores of over 280 sq m sales area and the retail warehousing of any size.</p> <p>Convenience retailing, based on the former PPS 4 definition) means: <i>The provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.</i></p> <p>Retail warehousing means: <i>Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne users.</i></p>
<p><u>Retail – small / other formats</u> – others types including smaller convenience stores and town centre comparison retail.</p> <p>Principally this envisages convenience stores with a sales area of less than 280 sq m as the most likely new-build forms. However (if the Council expects significant provision of any such developments within the life of the charging schedule) this would also applicable to all other retail categories outside large convenience stores and retail warehousing. Therefore this would be applicable to town centre comparison retail and potentially to other retail based uses (e.g. motor sales, retail warehousing/wholesaling clubs - should those be included with the charging schedule). Suggested that alongside the definitions a threshold approach of 280 sq m sales floor area could be used for new convenience store developments to differentiate between the lower and higher charging rates, whilst acknowledging</p>

<p>that threshold could also be set higher (at up to say 500 sq m) given that we have found viability outcomes not to be particularly sensitive to specific floor area alone, if the retailing format envisaged stays constant and so means little variation to rents, yields and other assumptions.</p> <p><i>Convenience retailing defined as above.</i></p>
<p>Recommendation:</p> <p>Up to approximately half large (convenience stores of over 280 sq m and retail warehousing) retail rate – suggested appropriate parameters up to £50 - 75/sq m - if differentiating.</p>
<p>Retail alternative – single charging rate – necessarily close to suggested lower rate. Suggested not exceeding £75/sq m if considered, but means compromise and considered by DSP to be a less suitable approach.</p>
<p><u>Business Development - Office and Industrial (B1, B1a, B2, B8)</u></p>
<p>Recommendation:</p> <p>Zero rate (£0)</p>
<p><u>Hotels and Care Homes</u></p>
<p>Recommendation:</p> <p>Zero rate (£0) on balance in preference to a low / nominal rate (Alternative: nominal / low CIL rate, but difficult to justify in viability terms and added risk to potentially marginal schemes).</p>
<p><u>Community and other uses, including Agricultural</u></p>
<p>Recommendation:</p> <p>Zero rate (£0) on balance in preference to a low / nominal rate (Alternative: nominal / low CIL rate, but difficult to justify in viability terms and again added risk to potentially marginal schemes).</p>

3.12.2 In all cases (applicable also to commercial/non-residential scenarios) any rates considered below the levels and parameters that we set out are within the scope of our viability findings.

3.12.3 **Additional recommendation: To consider monitoring and review.** The DCLG Charge Setting Procedures (paragraph 75)³ state that: *‘The Government has not specified a recommended lifetime for charging schedules and there is no requirement in the Act placing charging authorities under a duty to review their charging schedules. However, charging authorities are strongly encouraged to keep their charging schedules under review’.* This is important to ensure that CIL charges remain appropriate over time – for instance as market conditions change, and also so that they remain relevant to the gap in the funding for the infrastructure needed to support the development of the Council’s area. Although there is no fixed period or frequency for this we recommend that the Council begins to consider its more detailed implementation strategies around CIL, including how it will monitor and potentially review CIL collection and levels – informed by the experience of operating it in practice. In discussion with a range of local authority clients, potential review periods (i.e. initial charging schedule life-spans) ranging from say 2 to 4 or 5 years are currently being discussed at early CIL implementation stages. There are no set rules or established views on review periods as yet, but in due course, we may begin to see patterns and practices emerging on this

3.12.4 To provide context for these monitoring and review processes, we expect that charging authorities will need to follow their local property and development markets by staying aware of trends in values and costs for example through gathering information on local schemes, tracking market movements and perhaps monitoring trends seen from site specific viability outcomes.

3.12.5 **Additional recommendation: To implement such monitoring processes and use them to inform the future review of the local implementation of the CIL.** The DCLG CIL Overview⁴ document (at paragraphs 19 and 20) touches on the intended open and transparent nature of the levy and in doing so states that charging authorities must prepare short monitoring reports each year.

³ DCLG – Community Infrastructure Levy Guidance – Charge Setting and Charging Schedule Procedures (March 2010)

⁴ DCLG – The Community Infrastructure Levy - An Overview (May 2011)

- 3.12.6 In our experience of updating viability based work, it is beneficial to do so at points where a key viability influence or influences may be changing or enough is known about it / them to enable full consideration – e.g. associated with reviewing impacts or potential impacts from a notable move in the market, amendment or introduction of other government level or local policies (e.g. on affordable housing or sustainability); rather than at abstract points.
- 3.12.7 This is because the collective costs and obligations to be carried by a development scheme are key to its viability. In this regard it has been noted that by itself CIL may not be one of the more significant influences on viability. Particularly given that CIL charging will be non-negotiable (and also consistent with the NPPF), it follows that the charging authority (Sevenoaks or any other) will need to be mindful of these collective impacts and will need to continue operating other policy areas with appropriate adaptability where scheme specific issues arise and need to be discussed through the sharing of viability information.
- 3.12.8 **Additional recommendation:** As has been the case with s.106 obligations, **to consider the scope (as far as permitted) to phase CIL payment timings** where needed as part of mitigation against scheme viability and / or delivery issues. Through all of our development viability work, particularly in relation to larger developments and especially longer running / phased residential schemes, we observe the impact that the particular timing of planning obligations have. The same will apply to the payments due under the CIL. Front loading of significant costs can impact development cash flows in a detrimental way, as costs (negative balances) are carried in advance of sales income. Considering the spreading of the cost burden as far as may be permissible even on some smaller schemes, may well provide a useful tool for supporting viability in the early stages. Consistent with the high level nature of this work and the theme of not taking all assumptions to optimal levels to support the viability outcomes, we have not factored-in the potential benefits of phased CIL payment timings; the payments have been assumed as up-front costs (paid on commencement of development).
- 3.12.9 Allied to this, the Council may wish to consider the extent to which pooled funds might be used to forward-fund or part fund key early infrastructure elements that may be required to facilitate schemes progressing, or proceeding more smoothly.

This is not a new principle. Discussions with developers on the timing of affordable housing provision and / or financial contribution obligations, for example, could also continue to be important in this regard. In some cases, an affordable housing element provides valuable and relatively secure cash flow; in others there may be overall scheme benefits from phasing its provision differently.

3.12.10 Within its brief as an added point rather than central to the current CIL considerations, the Council also asked DSP to consider what a charging rate might look like for residential development in the event the government's regulations develop to include affordable housing within the CIL charging regime. In practice, from site to site, the sum added to the rates discussed in this report would vary with the market value, dwelling type and tenure of the affordable dwellings that the sum is to create equivalence with (assuming the principle would be to collect a level of financial contribution broadly equivalent to receiving on-site; for adding to the base CIL charging rate). If this were progressed (nationally) then it would make the scheme appraisal very similar to looking at developments which made CIL payments but then also made a financial contribution towards meeting affordable housing needs in addition to that. This situation will most likely be seen in practice on some individual sites when CIL is implemented in its current form. However, this is quite a complex matter to consider if envisaged as fully imported into the CIL regime. It is quite likely that a complete overhaul of how affordable housing obligations are sought and calculated would be needed, because the floor area of the affordable housing (currently related to the affordable housing policy target %) would need to be factored-in for application to the market housing floor areas in accordance with CIL principles. We consider that the thinking on the level of contribution may need to be considered in one of two ways - as follows.

3.12.11 The first potential route to assessing affordable housing equivalence would be to look at the gap between market sales revenue(s) and the affordable housing transfer payment(s) that would have been made through on-site provision. Detailed work could be carried-out to create a grid indicating these revenue gaps across the wide range of market values (VLs), dwelling types and affordable housing tenure variations that might apply. This grid would look like the affordable housing revenues background assumptions sheet included at Appendix I. This was also explained at

2.3.12 to 2.3.19 above. Depending on how the use of CIL operated for affordable housing (if indeed it develops to that point in the future), it could then be possible to closely estimate the likely revenue gaps across a wide range of situations, or prepare an approach ready for use with specific sites. As an alternative and probably more readily workable scenario in the CIL context, an overview could be made by fixing the revenue gaps based on average %s of MV or on some other assessment of typical figures from within the range shown by the same grid. The relevant proportion of affordable housing (the Council's policy target %) to be sought for conversion to a financial sum, would need to be factored into the calculations.

3.12.12 Depending on how it might operate, the approach to considering affordable housing financially within CIL as at 3.12.10 (seeking to reflect the revenue gaps) may be too complex in the CIL context. As an alternative, therefore, we consider that reference to the affordable housing build costs including external works (and potentially also including the professional fees, contingencies and any sustainability factors, etc) could have the potential to be a more suitable and consistent overview method of "pricing" the affordable housing element to come within the CIL umbrella.

3.12.13 If the approach at 3.12.12 were to be developed, then at present the assumptions set out with in this study (at sections 2.6, 2.7 and Appendix I) would be used to assess on an overview basis the affordable housing total build costs. We consider that this could have the potential to provide a suitable overview basis, subject of course to further development and review – most likely to include further viability testing. A calculation would need to be carried out whereby the equivalent developer / landowner subsidy to that provided through on-site provision affordable housing provision were factored-in as a string point, borne by the increased number of market homes that resulted from nil affordable on-site; then viability tested.

3.12.14 Purely as an example, we could take the study assumptions for the base build cost for houses including external works (£1,095/sq m), add the 15% for professional fees and contingency plus the base 5% sustainable construction cost uplift. There could be other ways of looking at this, but in experience developers generally accept that affordable housing produces little or no land value (particularly rented tenure) but seek to get as close as possible to recouping reasonable build costs. This example,

purely as an indication, would produce a figure in the order of £1,315/sq m prior to allowing for the renewable energy addition as well (approximately a further £40/sq m based on an 85 sq m dwelling). This indicates that a further £1,350 - £1,400/sq m could be an appropriate level of “charge” per sq m of affordable housing brought within these principles; based on substituting this for direct provision (but only as a highly indicative feel for this; and all subject to viability testing). The same calculation would produce a higher figure generally for schemes of or containing flats, although a “blended rate” could be arrived at to reflect a dwelling mix. As above, it can be seen that this is a complicated area which would require detailed consideration in the knowledge of how the CIL would operate to “incorporate” affordable housing funding requirements. Under this example calculation, the base CIL rate parameters for residential (£75 – 125/sq m) would be added to the above. As an aside, this also gives a rough feel for the relative viability impacts of CIL and affordable housing.

3.12.15 Were the relationship between CIL and affordable housing to develop in this way (which would not be on a Sevenoaks District only basis), then this whole area would need to be considered in terms of strategy and access to suitable land resources or development / redevelopment opportunities where the funds could be directed. As with other aspects of CIL, ongoing monitoring and review would be needed.

**Main text of final study report ends.
June 2012.**



Appendix I
Development Appraisal Assumptions

Sevenoaks District Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Scheme Size Appraised	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Likely Density (dph)	Site Type	Percentage Affordable Housing & Tenure Mix		Construction Duration (months excl lead-in)
				Private Mix	Affordable Tenure Split 65% AR; 35% LCHO*	
1 Dwelling	1 x 4BH	30	Brownfield	1 x 4BH	Financial Contribution	6
5 Dwellings - 20% AH	4 x 3BH; 1 x 4BH	40	Brownfield / Greenfield	3x3BH; 1x4BH	1x3 BH AR	6
10 Dwellings - 30% AH	5 x 3BH; 5 x 2BH	40	Brownfield / Greenfield	3 x 2BH; 4 x 3BH	1 x 2BH, 1 x 3BH AR; 1 x 2BH SO	9
15 Dwellings - 40% AH	10 x 3BH; 5 x 2BH	40	Brownfield / Greenfield	6 x 3BH; 3 x 2BH	4 x 3BH AR; 2 x 2BH SO	12
25 Dwellings - 40% AH	5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH	55	Brownfield / Greenfield	3 x 1BF; 3 x 2BF; 3 x 2BH, 6 x 3BH	1 x 2BF, 2 x 2BH, 4 x 3BH AR; 2 x 1BF, 1 x 2BF SO	12
50 Dwellings - 40% AH	8 x 1BF; 17 x 2BF; 6 x 2BH; 12 x 3BH; 7 x 4BH	55	Brownfield / Greenfield	5 x 1BF; 10 x 2BF; 4 x 2BH; 7 x 3BH; 4 x 4BH	1 x 1BF, 3 x 2BF, 1 x 2BH, 5 x 3BH, 3 x 4BH AR; 2 x 1BF, 4 x 2BF, 1 x 2BH SO	18
80 Dwellings - 40% AH	30 x 1BF; 50 x 2BF	75	Brownfield	18 x 1BF; 30 x 2BF	8 x 1BF, 13 x 2BF AR; 4 x 1BF, 7 x 2BF SO	24
250 Dwellings - 40% AH	30 x 1BF; 158 x 2BF; 25 x 2BH; 37 x 3BH	100	Brownfield	18 x 1BF, 95 x 2BF; 13 x 2BH, 24 x 3BH	8 x 1BF, 35 x 2BF, 6 x 2BH, 13 x 3BH AR; 4 x 1BF, 28 x 2BF, 3 x 2BH	60

*Policy position. Actual percentage will vary due to numbers rounding. Affordable housing mix proportional to private mix.

Unit Sizes (sq m)	Affordable	Private
1-bed flat	51	45
2-bed flat	67	60
2-bed house	76	75
3-bed house	86	95
4-bed house	110	125

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12
1-bed flat	£101,250	£112,500	£123,750	£135,000	£146,250	£157,500	£168,750	£180,000	£191,250	£202,500	£213,750	£225,000
2-bed flat	£135,000	£150,000	£165,000	£180,000	£195,000	£210,000	£225,000	£240,000	£255,000	£270,000	£285,000	£300,000
2-bed house	£168,750	£187,500	£206,250	£225,000	£243,750	£262,500	£281,250	£300,000	£318,750	£337,500	£356,250	£375,000
3-bed house	£213,750	£237,500	£261,250	£285,000	£308,750	£332,500	£356,250	£380,000	£403,750	£427,500	£451,250	£475,000
4-bed house	£281,250	£312,500	£343,750	£375,000	£406,250	£437,500	£468,750	£500,000	£531,250	£562,500	£593,750	£625,000
Value Houses (£ / m²)	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000

Development Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs Flats (Generally) (£/m ²) ¹	£1,247
Build Costs Houses (Mixed Developments) (£/m ²) ¹	£1,095
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
Contingencies (% of build cost)	5%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards & 10% On-site renewables allowance (% of build cost) ²	5%
Lifetime Homes - notional additional allowance (per unit)	£575
10% On-site renewables - notional allowance (per unit)	£3,500
Residual s106 /non-CIL costs (£ per unit)	£1,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
FINANCE & ACQUISITION COSTS	
Arrangement Fee - (% of loan)	1.0%
Miscellaneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.00%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 7%
Finance Rate - Build (%)	6.5%
Finance Rate - Land (%)	6.5%

Monitoring information from SDC suggests this allowance is greater than historical residual s106 for highways / open space. Assume other s106 contributions cease to be collected under CIL implementation.

HMRC scale

Notes:

¹ Build cost taken as "Median" figure from BCS for that build type - e.g. flats - houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCS data: Flats (Generally): £1084/m² GIA; Houses Mixed Development: £952/m²
 Build costs taken from 4th Quarter 2011 and rebased to Sevenoaks Location Factor of 117 without externals, contingencies or fees
 Above build costs include externals at 15%.

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline.

Sewenoaks District Council - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Sheet

Development Type	Example Scheme Type	GIA (m²)	Site Coverage	Site Size (Ha)	Net/Gross ratio (%)	Build Period (Months)**	Values Range - Annual Rent £ per sq m	Build Cost (£ per sq m)*	External works cost addition (%)	Cost (£/sq m excl fees etc)	Notes
							Low	Mid	High		
Large Retail	Supermarket - town centre	2000	33%	0.61	90.00	9	£230	£260	£290	£1,513	BCIS - Supermarkets / Supermarkets - generally. Externals calculated from "Building" http://www.building.co.uk/data/cost-model-supermarkets/1029956.article
Medium / Large Retail	Retail warehouse - out of town	2500	31%	0.81	90.00	7	£175	£200	£225	£703	BCIS - Retail warehouses - 1,000 - 7,000 sq m.
Small Retail	Convenience Stores - various locations	300	65%	0.05	90.00	6	£130	£150	£170	£916	BCIS - Shops - Generally
Town Centre Retail	Larger comparisons store	3000	75%	0.40	90.00	12	£170	£200	£230	£1,106	BCIS - Department stores
Offices - Town Centre	Office Building - town centre	7000	300%	0.23	90.00	18	£170	£200	£230	£1,739	BCIS - Offices - 3-5 Storey, air conditioned
Offices - Business Park	Office Building - business park / edge of town	2500	31%	0.81	90.00	12	£170	£200	£230	£1,631	BCIS - Offices - 1-2 Storey, air conditioned
Industrial / Warehousing - small	Start-up/move on type industrial unit including offices - industrial estate	200	40%	0.05	100.00	6	£80	£90	£100	£1,039	BCIS - Advance factories / offices - mixed facilities (B1) - 500-2000m²
Industrial / Warehousing - larger	Larger industrial / warehousing unit including offices - industrial estate - PDI / Greenfield	2500	31%	0.81	100.00	8	£70	£80	£90	£571	BCIS - Advance factories / offices - mixed facilities (B1) - >2,000m²
C1 Hotel (budget)	Hotel - town centre (160 rooms - approx. 25 sq m each letting space)	4500	100%	0.45	90.00	12	£4,000 per unit	£4,500 per unit	£5,000 per unit	£1,810	BCIS - Hotels
Residential Institution	Nursing home / similar - rural	5000	80%	1.67	90.00	16	£160	£160	£180	£1,492	BCIS - Nursing homes, convalescent homes, short stay medical homes
Residential Institution	Nursing home / similar - urban	3000	120%	0.25	90.00	16	£160	£160	£180	£1,492	BCIS - Nursing homes, convalescent homes, short stay medical homes

Development Costs	Yields
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs	Variable
Finance Costs	
Finance rate (including over lead-in and letting / sales period)	6.5%
Arrangement Fee (% of cost)	1.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's Costs	
Stamp Duty	5.75%
Developer Profit (% of GDV)	
Yields	20%
Site Acquisition Costs	
Agents Fees (% of site value)	Variable
Legal Fees (% of site value)	1%
Stamp Duty (% of value) - HMRC scale	0.75%
	0.10 - 5%

*BCIS Median - Location Factor Sewenoaks (117): 4Q, 2011
 **BCIS Construction Duration Calculator

Agenda Item 5h

Severnash District Council - Affordable Housing Payments to Developer (Transfer value) Data

Unit Type	DSP sales value per sqm	DSP Values Range	Equivalent Jan 2019 value	Assumed Social Rent (\$R) level per week April 2013	ASOS social Rent price	Assumed Social Rent (\$R) % of OMV	High Weald April 2012 LHA rate	Transfer value April 2012 LHA rate for High Weald	North West Kent April 2012 LHA rate	Transfer value April 2012 LHA rate for North West Kent	Rents assuming 5% Yield - 80% market rent (MR)	Transfer value based upon 80% MR	Transfer value based upon 80% MR - % of OMV	Rents assuming 5% Yield - 70% market rent	Transfer value based upon 70% market rent	Transfer value based upon 60%MR - % of OMV	DSP Values Range	Shared Ownership based upon 35% equity sale	Transfer value share ownership - % of OMV
1 bed flat 50 sqm	£2,000	£100,000	£400,000	£74.72	£49,500	46%	£130.38	£94,500	£121.15	£88,000	£77	£41,000	41.0%	£67	£43,000	26.7%	£110,000	5000	59.46%
2 bed flat 57 sqm	£2,250	£132,500	£450,000	£77.31	£52,000	46%					£86	£46,000	42.5%	£72	£48,000	29.3%	£125,000	5000	59.46%
2 bed house 75 sqm	£2,500	£150,000	£500,000	£79.90	£54,000	44%					£96	£50,000	47.2%	£84	£56,000	37.8%	£140,000	5000	60.00%
3 bed house 100 sqm	£3,250	£192,500	£640,000	£85.67	£69,000	40%					£115	£64,000	51.3%	£109	£72,000	42.7%	£150,000	5000	60.00%
1 bed house 75 sqm	£2,000	£100,000	£400,000	£74.72	£49,500	46%					£77	£41,000	41.0%	£67	£43,000	26.7%	£110,000	5000	59.46%
2 bed house 75 sqm	£2,250	£132,500	£450,000	£77.31	£52,000	46%					£86	£46,000	42.5%	£72	£48,000	29.3%	£125,000	5000	59.46%
3 bed house 100 sqm	£3,250	£192,500	£640,000	£85.67	£69,000	40%					£115	£64,000	51.3%	£109	£72,000	42.7%	£150,000	5000	60.00%
1 bed house 75 sqm	£2,000	£100,000	£400,000	£74.72	£49,500	46%	£171.92	£131,000	£190.00	£110,000	£130	£53,000	52.1%	£169	£66,000	49.9%	£117,000	5000	60.88%
2 bed house 75 sqm	£2,250	£132,500	£450,000	£77.31	£52,000	46%					£130	£53,000	52.1%	£169	£66,000	49.9%	£117,000	5000	60.88%
3 bed house 100 sqm	£3,250	£192,500	£640,000	£85.67	£69,000	40%					£169	£72,000	52.1%	£245	£92,000	58.9%	£169,000	5000	61.13%
1 bed house 75 sqm	£2,000	£100,000	£400,000	£74.72	£49,500	46%					£77	£41,000	41.0%	£67	£43,000	26.7%	£110,000	5000	59.46%
2 bed house 75 sqm	£2,250	£132,500	£450,000	£77.31	£52,000	46%					£86	£46,000	42.5%	£72	£48,000	29.3%	£125,000	5000	59.46%
3 bed house 100 sqm	£3,250	£192,500	£640,000	£85.67	£69,000	40%					£115	£64,000	51.3%	£109	£72,000	42.7%	£150,000	5000	60.00%
1 bed house 75 sqm	£2,000	£100,000	£400,000	£74.72	£49,500	46%					£77	£41,000	41.0%	£67	£43,000	26.7%	£110,000	5000	59.46%
2 bed house 75 sqm	£2,250	£132,500	£450,000	£77.31	£52,000	46%					£86	£46,000	42.5%	£72	£48,000	29.3%	£125,000	5000	59.46%
3 bed house 100 sqm	£3,250	£192,500	£640,000	£85.67	£69,000	40%					£115	£64,000	51.3%	£109	£72,000	42.7%	£150,000	5000	60.00%
1 bed house 75 sqm	£2,000	£100,000	£400,000	£74.72	£49,500	46%					£77	£41,000	41.0%	£67	£43,000	26.7%	£110,000	5000	59.46%
2 bed house 75 sqm	£2,250	£132,500	£450,000	£77.31	£52,000	46%					£86	£46,000	42.5%	£72	£48,000	29.3%	£125,000	5000	59.46%
3 bed house 100 sqm	£3,250	£192,500	£640,000	£85.67	£69,000	40%					£115	£64,000	51.3%	£109	£72,000	42.7%	£150,000	5000	60.00%

Notes:
 For viability study purposes only
 Rent increases on AR based on RPI only whereas SR will be RPI plus 0.5%
 Void and bad debts on AR based upon 3% whereas SR are 2%
 Target rents for SR set as of April 2012
 Rent assumptions including Social rent assume a £250 pa. Service charge within them.
 Denotes a capped rent and transfer value based upon the capped rent
 Denotes a transfer value based upon the High Weald LHA limit as the % MR exceeds the LHA rate.
 Denotes a rents in excess of the High Weald BMAA LHA rent



Appendix IIa
Residential Results Summaries

Table 2: Residual Land Value Results by Scheme Type, Value Level & CIL Rate
65% Affordable Rent/35% LCHO - Greenfield Benchmark Comparison

Development Scenario	Value Level	Total Floor Area (sqm)	Site Density (dph)	Residual Land Value (£)													Maximum CIL Range (£/m ²)		
				Residual Land Value - £0/m ² CIL	Residual Land Value - £10/m ² CIL	Residual Land Value - £20/m ² CIL	Residual Land Value - £30/m ² CIL	Residual Land Value - £40/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
3 Dwellings (60% AH)	E1250	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E1500	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E1750	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E2000	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E2250	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E2500	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
10 Dwellings (60% AH)	E1250	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E1500	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E1750	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E2000	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E2250	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
	E2500	380	40	173,906	149,331	133,677	146,630	161,839	149,275	109,231	169,244	143,724	176,211	142,938	137,608	189,272	120,658	405	
35 Dwellings (60% AH)	E1250	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405	
	E1500	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405	
	E1750	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405	
	E2000	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405	
	E2250	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405	
	E2500	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405	
	25 Dwellings (60% AH)	E1250	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405
		E1500	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405
		E1750	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405
		E2000	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405
		E2250	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405
		E2500	795	40	372,257	317,900	277,543	343,538	403,533	372,257	237,186	403,533	317,900	372,257	403,533	317,900	372,257	403,533	405
50 Dwellings (60% AH)		E1250	2020	55	1,000,000	850,000	700,000	1,000,000	1,200,000	1,000,000	600,000	1,000,000	850,000	1,000,000	1,200,000	1,000,000	1,200,000	800,000	413
		E1500	2020	55	1,000,000	850,000	700,000	1,000,000	1,200,000	1,000,000	600,000	1,000,000	850,000	1,000,000	1,200,000	1,000,000	1,200,000	800,000	413
		E1750	2020	55	1,000,000	850,000	700,000	1,000,000	1,200,000	1,000,000	600,000	1,000,000	850,000	1,000,000	1,200,000	1,000,000	1,200,000	800,000	413
		E2000	2020	55	1,000,000	850,000	700,000	1,000,000	1,200,000	1,000,000	600,000	1,000,000	850,000	1,000,000	1,200,000	1,000,000	1,200,000	800,000	413
		E2250	2020	55	1,000,000	850,000	700,000	1,000,000	1,200,000	1,000,000	600,000	1,000,000	850,000	1,000,000	1,200,000	1,000,000	1,200,000	800,000	413
		E2500	2020	55	1,000,000	850,000	700,000	1,000,000	1,200,000	1,000,000	600,000	1,000,000	850,000	1,000,000	1,200,000	1,000,000	1,200,000	800,000	413

Key: Negative RLVA and/or above potential greenfield value (≥£695,000/ha)
RLVA between lower and upper potential greenfield (≥£205,000 - £695,000/ha)
RLVA or above potential greenfield value (≥£500,000/ha)

Sources: Dixon Stearns LLP (December 2011)

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT SIZE (TOTAL m ²) - GIA	1,774				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	28%	12%	0%
SITE SIZE (HA)	0.63				
VALUE / AREA	7				
REVENUE					
Affordable Housing Revenue				£1,360,078	
Open Market Housing Revenue				£3,937,500	
<u>Total Value of Scheme</u>				£5,297,578	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS					
Build Costs				£2,025,978	
Fees, Contingencies, Planning Costs etc				£303,897	
Planning Application Costs				£8,375	
Site Preparation / Survey Costs etc				£112,500	
Sustainable Design & Construction Costs / Lifetime Homes				£203,174	
<u>Total Build Costs</u>				£2,653,924	
Section 106 / CIL Costs				£156,250	
Marketing Costs & Legal Fees				£177,677	
<u>Total s106 & Marketing Costs</u>				£333,927	
<u>Finance on Build Costs</u>				£97,105	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,084,956	
DEVELOPER'S RETURN FOR RISK AND PROFIT					
Open Market Housing Profit				£787,500	
Affordable Housing Profit				£81,605	
<u>Total Operating Profit</u>				£869,105	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,343,517	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£13,435
Agents Fees	£10,076
Legal Fees	£10,076
Stamp Duty	£53,741
Interest on Land Purchase	£139,507

Total Finance & Acquisition Costs £226,836

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£1,116,681** (ignores finance & acquisition costs if GRLV Negative)
 £1,786,689

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,774				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	28%	12%	0%
SITE SIZE (HA)	0.63				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,294,610	
Open Market Housing Revenue				£3,150,000	
<u>Total Value of Scheme</u>				£4,444,610	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,025,978	
Fees, Contingencies, Planning Costs etc				£303,897	
Planning Application Costs				£8,375	
Site Preparation / Survey Costs etc				£112,500	
Sustainable Design & Construction Costs / Lifetime Homes				£203,174	
<u>Total Build Costs</u>				£2,653,924	
Section 106 / CIL Costs				£103,750	
Marketing Costs & Legal Fees				£152,088	
<u>Total s106 & Marketing Costs</u>				£255,838	
<u>Finance on Build Costs</u>				£94,567	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,004,329	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£630,000	
Affordable Housing Profit				£77,677	
<u>Total Operating Profit</u>				£707,677	
<u>GROSS RESIDUAL LAND VALUE</u>				£732,604	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£7,326
Agents Fees	£5,495
Legal Fees	£5,495
Stamp Duty	£29,304
Interest on Land Purchase	£76,072

Total Finance & Acquisition Costs £123,691

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£608,913** (ignores finance & acquisition costs if GRLV Negative)





Appendix IIb
Commercial Results Summaries

Table 3: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
- 6.5% Yield

Use Class / Type	Scheme Type	Value Level	Data Base Area (m ²)	Site Size (Ha)	Residual Land Value (£)			Residual Land Value (£/m ²)			Residual Land Value (£/m ²)			CIL Range (£/m ²)				
					Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)					
AL/AS Retail	Supermarket	L	2000	0.63	£185,601	£102,852	£123,506	£66,840	£62,832	£48,523	£1,325,621	£1,228,928	£1,094,936	£1,094,936	£713,543	£533		
		M	2000	0.63	£1,351,710	£1,207,024	£1,260,108	£1,213,742	£1,170,707	£1,127,671	£1,084,636	£1,041,601	£1,000,565	£959,529	£790,028	£1,632,801	£1,507,318	£158
	Retail Warehouse	L	2500	0.81	£2,393,812	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£1,823,226	£183
		M	2500	0.81	£2,393,812	£2,315,002	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000	£2,600,000
	Convenience Store	L	300	0.05	£1,052,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£100
		M	300	0.05	£1,052,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267	£1,005,267
	B1a Offices	Town Centre	L	2000	0.63	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£192
		Town Centre	M	2000	0.63	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301	£1,929,301
	B1a Offices	Business Park / Edge of Town	L	2500	0.81	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£155
		Business Park / Edge of Town	M	2500	0.81	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713	£1,552,713
B1B2B3 Industrial	Starter / Move-on Units	L	2000	0.63	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£212	
	Starter / Move-on Units	M	2000	0.63	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£212
B1B2B3 Industrial	Large industrial units / Industrial estate	L	2500	0.81	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£212	
	Large industrial units / Industrial estate	M	2500	0.81	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£2,120,000	£212
C1 Hotel	Town Centre	L	6500	0.81	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£172	
	Town Centre	M	6500	0.81	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£1,723,751	£172
C2 Residential Institution	Nursing Home or Similar - Rural	L	6000	0.97	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£130	
	Nursing Home or Similar - Rural	M	6000	0.97	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£130
C3 Residential Institution	Nursing Home or Similar - Urban	L	8000	0.97	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£130	
	Nursing Home or Similar - Urban	M	8000	0.97	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£1,300,000	£130

Key:
 N/A - Not available
 NRV - Negative Residual Value
 Negative - lower assumed PDL enhancement value and lower assumed PDL
 Positive - higher assumed PDL enhancement value and higher assumed PDL
 Values in brackets are based on upper and lower bound land values.
 Sources: Dixon Speare LLP (April 2012)

Dixon Searle LLP

Development Appraisal

Retail Warehouse (2,500sqm) - Medium Value

Report Date: 26 June 2012

Retail Warehouse (2,500sqm) - Medium Value

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit
Retail (2,500sqm)	1	2,250.00	£200.00	£50,000

Investment Valuation

Retail (2,500sqm)				
Market Rent	£50,000	£P	6,500.00	15,000.6
(1yr Rent free)		PV 1yr	6,500.00	0,000.0
R ₁ SS D ₁ V ₁ L ₁ PM ₁ VAL ₁				6,500,512
Purchaser's costs		5,000	(0,000.01)	
D ₁ V ₁ L ₁ PM ₁ VAL ₁				<u>6,120,510</u>

NET REALISATION

6,123,510

OUTLAY

ACQUISITION COSTS

Residualised Price (0.1 @ £2,000,026.61 per cent)			1,000,252	
Stamp Duty			6,510	
Agent fee		1,000	1,000	
Legal fee		0.5	1,000	
Site Survey & Prep costs	0.1 m	100,000.00 pm	1,000	
				2,111,500

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail (2,500sqm)	2,500.00	£56.00	1,400,000	1,465,000
Continence		5.00	12,500	
DL	2,500.00 m	125.00 pm	12,500	15,000
Other Construction				
Site Works		20.00	200,000	200,000

PROFESSIONAL FEES

All Professional		10.00	15,000	15,000
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MARKETING & LETTING

Letting Agent fee		11.00	27,500	
Letting Legal fee		0.5	1,250	
				52,000

Additional Costs

Arrangement fee		1.00	1,000	1,000
-----------------	--	------	-------	-------

MISCELLANEOUS FEES

Planning Insurance		2.00	2,000	
RAM		5.00	12,500	
				102,500

FINANCE

Debt Rate 6.500 Credit Rate 0.500 (Nominal)				
Land			1,000,000	
Construction			1,465,000	
Total Finance Cost				1,000,500

TOTAL COSTS

4,823,402

APPRAISAL SUMMARY

DIXON SEARLE LLP

**Retail Warehouse (2,500sqm) - Medium Value
PROFIT**

1,300,108

Performance Measures

Profit on cost	26.5%
Profit on DV	20.00%
Profit on DV	21.2%
Development yield (on Rent)	6.5%
Equivalent yield (nominal)	6.5%
Equivalent yield (true)	6.2%
Gross initial yield	6.2%
Net initial yield	6.2%
IRR	11.0%
Rent cover	2.11 mths
Profit erosion (finance rate 6.50%)	0.0 mths
Land cost per sq ft	2,002

Retail Warehouse (2,500sqm) - Medium Value

Net Rent at Sale	Initial MRV
£50,000	£50,000

6,500,512

Retail Warehouse (2,500sqm) - Medium Value

Dixon Searle LLP

Development Appraisal

Supermarket (2,000sqm) - Medium Value

125

Report Date: 26 June 2012

APPRAISAL SUMMARY

DIXON SEARLE LLP

Supermarket (2,000sqm) - Medium Value
125 CIL

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit
Retail (2,500sqm)	1	1,000.00	260.00	60,000

Investment Valuation

Retail (2,500sqm)				
Current Rent	60,000	6P	65000	150006
RSS Development Valuation				2,200,000
Purchaser's Costs		500	(10,600)	
Development Valuation				<u>6,02,000</u>

NET REALISATION

6,82,400

OUTLAY

ACQUISITION COSTS

Residualised Price (0.61 @ 1,006,001 p.a.)			1,120,001	
Stamp Duty			100	11,200
Agent Fee			100	11,200
Legal Fee			005	0,000
Site Survey & Prep Costs	0.61 m	100,000.00 pm	61,000	
				1,212,200

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail (2,500sqm)	2,000.00	1,261.00	2,522,000	2,522,000
Continuation		5.00	126,100	
DL	2,000.00 m	125.00 pm	250,000	
				6,100
Other Construction				
Site Works		20.00	50,000	
				50,000

PROFESSIONAL FEES

All Professional		10.00	02,600	
				02,600

MARKETING & LETTING

Letting Agent Fee		11.00	51,000	
Letting Legal Fee		005	0,510	
				5,000

Additional Costs

Arrangement Fee		1.00	11,200	
				11,200

MISCELLANEOUS FEES

Planning Insurance		2.00	50,000	
RAM		5.00	126,100	
				106,500

FINANCE

Debt Rate 6.500 Credit Rate 0.500 (Nominal)				
Land			0,000	
Construction			1,000	
Total Finance Cost				102,200

TOTAL COSTS

5,342,400

Supermarket (2,000sqm) - Medium Value

125 CIL

PROFIT

1,440,000

Performance Measures

Profit on Cost	26.5%
Profit on DV	20.00%
Profit on DV	21.2%
Development Yield (on Rent)	6.6%
Equivalent Yield (Nominal)	6.50%
Equivalent Yield (True)	6.00%
Gross Initial Yield	6.50%
Net Initial Yield	6.50%
IRR	52.5%
Rent Cover	1.00 mths
Profit Erosion (Finance rate 6.50%)	1.00 mths
Land Cost per sq ft	1,166.2

APPRAISAL SUMMARY

DIXON SEARLE LLP

Supermarket (2,000sqm) - Medium Value

125 CIL

Net Rent at Sale	Initial MRV
6,000	6,000

200,000

Supermarket (2,000sqm) - Medium Value

125 CIL

Dixon Searle LLP

Development Appraisal

Convenience Store (100sqm) - Medium Value

Report Date: 26 June 2012

Convenience Store (300sqm) - Medium Value

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Retail (000sqm)	1	2000	15000	0,500	0,500

Investment Valuation

Retail (300sqm)					
Current Rent	0,500	P	65000	150006	62000
RSS DVLPMP VAL				62000	
Purchaser's Costs		500	(6,100)		
DVLPMP VAL				<u>56,000</u>	

NET REALISATION

586,38

OUTLAY

ACQUISITION COSTS

Residualised Price (0.05 @ 1,006,625 p.a.)				00,000	
Agent Fee			1000	000	
Legal Fee			0050	011	
Site Survey Prep Costs	0.05 m	100,000 pm	5,000		
					101,000

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail (000sqm)	0000	6000	220,000	228,000
Continence		5000	11,005	
DL	0000 m	5000 pm	15,000	
				26,005
Other Construction				
Site Works		20000	05,000	
				05,000

PROFESSIONAL FEES

All Professional		10000	20,060	
				20,060

MARKETING & LETTING

Letting Agent Fee		10000	0050	
Letting Legal Fee		0050	000	
				0050

Additional Costs

Arrangement Fee		1000	000	
				000

MISCELLANEOUS FEES

Planning Insurance		2000	0500	
RAM		5000	11,005	
				16,020

FINANCE

Debt Rate 6.500 Credit Rate 0.500 (Nominal)				
Land			5,000	
Construction			5,000	
Total Finance Cost				10,000

TOTAL COSTS

462,323

PROFIT

124,615

APPRAISAL SUMMARY

DIXON SEARLE LLP

Convenience Store (300sqm) - Medium Value

Performance Measures

Profit on cost	26.5%
Profit on DV	20.00%
Profit on DV	21.2%
Development yield (on Rent)	6%
Equivalent yield (nominal)	6.50%
Equivalent yield (true)	6.00%
Gross initial yield	6.50%
Net initial yield	6.50%
IRR	5%
Rent cover	1 mth
Profit erosion (finance rate 6.50%)	0 mths
Land cost per sq ft	1,666

Convenience Store (300sqm) - Medium Value

**Initial
MRV**

□0,500

Convenience Store (300sqm) - Medium Value

Dixon Searle LLP

Development Appraisal

Report Date: 26 June 2012

APPRAISAL SUMMARY

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit
Hotel	160	1,012,000	12,000	11,500

Investment Valuation

Hotel				
Current Rent	20,000	1,012,000	6,500	15,000
Residualised Price				11,000
Purchasers Costs		500	(62,62)	
Development Costs				<u>10,000</u>

NET REALISATION

10,434,462

OUTLAY

ACQUISITION COSTS

Residualised Price			(1,000,000)	
Site Survey Prep Costs	0.5 m	100,000 pm	5,000	
				(1,005,000)

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Hotel	1,012,000	1,500	6,55,840	6,55,840
Continence		5.00	5,000	5,000

Other Construction

Site Works		20.00	1,51,160	1,51,160
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PROFESSIONAL FEES

All Professional		10.00	10,000	10,000
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MARKETING & LETTING

Letting Agent Fee		10.00	2,000	
Letting Legal Fee		0.50	5,000	
				7,000

Additional Costs

Arrangement Fee		1.00	1,000	1,000
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MISCELLANEOUS FEES

Planning Insurance		2.00	15,110	
RAM		5.00	5,000	
				2,000

FINANCE

Debit Rate 6.500 Credit Rate 0.500 (Nominal)				
Land			(16,000)	
Construction			16,000	
Total Finance Cost				2,215,384

TOTAL COSTS

8,210,000

PROFIT

2,215,384

Performance Measures

Profit on Cost	26.5%
Profit on DV	20.0%

Profit on <input type="checkbox"/> DV	212
Development <input type="checkbox"/> ield (on Rent)	<input type="checkbox"/> 6
<input type="checkbox"/> quivalent <input type="checkbox"/> ield (nominal)	6:50
<input type="checkbox"/> quivalent <input type="checkbox"/> ield (true)	6
<input type="checkbox"/> ross initial <input type="checkbox"/> ield	6:50
<input type="checkbox"/> et initial <input type="checkbox"/> ield	6:50
IRR	<input type="checkbox"/> A
Rent <input type="checkbox"/> over	<input type="checkbox"/> rs 1 mth
Profit <input type="checkbox"/> rosion (finance rate 6:50)	<input type="checkbox"/> rs <input type="checkbox"/> mths
Land <input type="checkbox"/> ost <input type="checkbox"/> eet	(<input type="checkbox"/> ,2 <input type="checkbox"/> ,62)

Net Rent at Sale	Initial MRV
□20,000	□20,000

11,0□6,□2□



Appendix III

Market Values & Assumptions Research



Appendix III

Market, Values and Assumptions Research Community Infrastructure Levy Viability Assessment

**Dixon Searle LLP
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Hindhead
GU26 6LD**

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Appendix III contents	Page (of this Appendix)
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DSP New-build housing research	18 – 22
Other property information (market context and trends, house price trends etc)	23 - 31
Residential values summary (value levels)	32
Commercial & other property information	34 - 112
EGi property resource extracts (map, more on house price trends, commercial property availability and deals examples)	Follows above

Overall market review - May 2012

(Property advertised for sale / including sold subject to contract)

Sevenoaks District Council – Summary Data (April/May 2012)

Average Asking Prices Analysis - Flats and Houses						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Leigh (SV)	-	-	-	-	£749,167	£749,167
Sevenoaks (Kippington)	-	£364,975	£301,974	£452,075	£904,583	£607,258
Otford (LSC)	-	£262,500	£338,332	£490,869	£700,000	£534,184
Brasted (SV)	-	-	£282,475	£474,983	£1,150,000	£523,317
Sevenoaks (Chipstead & Bessels Gn)	-	-	£272,500	£405,817	£646,243	£483,047
Sevenoaks Weald (SV)	-	£165,000	-	£399,995	£622,500	£452,499
Knockholt Pound (SV)	-	-	£295,990	£481,650	£712,500	£434,990
Hartley (SV)	-	-	-	£326,247	£503,843	£415,045
Eynsford (SV)	£150,000	£165,000	£289,999	£344,999	£618,571	£395,750
Shoreham (SV)	-	-	£307,488	£338,317	£597,475	£382,206
Sevenoaks (Town & St John's)	£177,299	£277,250	£387,440	£477,913	£689,992	£362,984
Crockenhill (SV)	-	-	£210,000	£209,998	£587,500	£360,999
Sevenoaks (Dunton Gn & Riverhead)	£168,950	£234,133	£248,828	£343,973	£543,932	£356,284
Seal (SV)	£115,000	£188,500	£241,250	£308,300	£587,970	£354,783
Kemsing (SV)	-	-	£229,975	£338,559	£467,661	£352,354
Halstead (SV)	-	-	£222,475	£499,950	£404,975	£350,970
Sevenoaks (Northern)	£145,000	£179,165	£216,475	£310,820	£526,355	£348,518
Westerham (LSC)	£150,000	-	£279,428	£303,700	£524,158	£335,386
Farningham (SV)	£170,000	£190,000	£259,998	£310,000	£565,000	£335,357
Sevenoaks (Eastern)	£177,331	£311,939	£250,640	£331,250	£642,056	£330,523
Sundridge (SV)	-	-	£243,725	£338,300	£350,000	£308,725
West Kingsdown (SV)	£90,000	-	£165,000	£234,495	£393,888	£308,498
Horton Kirby (SV)	-	£237,500	£300,000	£229,988	£406,000	£278,550
Hextable (SV)	-	£148,498	£190,000	£247,971	£307,661	£244,300
Edenbridge (RSC)	£173,137	£191,692	£205,382	£237,245	£426,660	£239,941
New Ash Green (LSC)	£115,000	£136,749	£151,463	£191,858	£260,345	£200,948
Swanley (ST)	£104,168	£151,500	£154,999	£216,379	£316,420	£187,180
South Darenth (SV)	£109,050	£151,535	£174,998	£197,149	£237,500	£154,978
Overall	£140,836	£217,602	£244,435	£300,688	£517,139	£318,840

April/May 2012, www.rightmove.co.uk

Average Asking Price Analysis - Flats and Houses		
1 Bed Flat	-	£140,836
2 Bed Flat	-	£217,602
2 Bed House	Terraced	£235,337
	Semi-Detached	£271,620
	Detached	£322,158
3 Bed House	Terraced	£243,176
	Semi-Detached	£294,305
	Detached	£433,773
4 Bed House	Terraced	£343,658
	Semi-Detached	£405,213
	Detached	£579,559

Average Asking Prices Analysis - Bungalows				
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Knockholt Pound (SV)	-	£695,000	-	£695,000
Eynsford (SV)	-	£487,500	-	£487,500
Farningham (SV)	£269,995	£695,000	£487,500	£484,999
Kemsing (SV)	-	£455,833	£550,000	£479,375
Sevenoaks (Chipstead & Bessels Gn)	-	£470,990	-	£470,990
Otford (LSC)	-	£463,333	-	£463,333
Sundridge (SV)	£425,000	-	-	£425,000
Sevenoaks Weald (SV)	£375,000	£444,975	-	£421,650
Sevenoaks (Town & St John's)	£415,000	-	-	£415,000
Halstead (SV)	£395,000	-	-	£395,000
Hartley (SV)	£301,916	£397,798	£457,000	£362,653
Edenbridge (RSC)	£256,650	£361,990	£540,000	£346,656
West Kingsdown (SV)	£257,499	£306,250	£343,119	£311,247
Crockenhill (SV)	-	£289,995	-	£289,995
Seal (SV)	£245,000	£325,000	-	£285,000
Sevenoaks (Eastern)	£255,000	£312,475	-	£277,990
Swanley (ST)	£219,998	£249,982	£499,995	£272,848
South Darenth (SV)	£240,000	£300,000	£220,000	£265,000
Hextable (SV)	£265,000	£249,982	-	£253,736
Horton Kirby (SV)	£237,500	£229,950	-	£233,725
New Ash Green (LSC)	£175,748	-	-	£175,748
Overall	£273,392	£378,878	£402,747	£346,928

Average Asking Price Analysis - Bungalows		
2 Bed Bungalow	-	£273,392
3 Bed Bungalow	-	£378,878
4 Bed Bungalow	-	£402,747

April/May 2012, www.rightmove.co.uk

Individual settlements data -

Sevenoaks (Eastern Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£795,000	£804,863
Semi-Detached	n/a	£269,975	£296,385	£424,982
Terraced	n/a	£245,806	£302,475	-
Flats	£177,331	£311,939	n/a	n/a
Bungalows	n/a	£255,000	£312,475	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£177,331	£125,000	£154,999	£182,475	£187,488	£248,750
2-Bed Flats	£311,939	£155,000	£217,500	£249,950	£265,000	£875,000
2-Bed Houses	£250,640	£210,000	£219,375	£235,000	£282,250	£329,950
3-Bed Houses	£331,250	£249,950	£269,950	£289,950	£335,000	£795,000
4-Bed Houses	£642,056	£339,950	£419,973	£495,000	£712,250	£1,395,000
2-Bed Bungalows	£255,000	£245,000	£245,000	£245,000	£260,000	£275,000
3-Bed Bungalows	£312,475	£249,950	£281,213	£312,475	£343,738	£375,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Kippington Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£338,975	£671,667	£932,727
Semi-Detached	n/a	£249,995	£440,000	£595,000
Terraced	n/a	£279,950	£348,317	-
Flats	-	£364,975	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£364,975	£179,950	£272,463	£364,975	£457,488	£550,000
2-Bed Houses	£301,974	£249,995	£272,461	£281,450	£310,963	£395,000
3-Bed Houses	£452,075	£289,950	£358,750	£375,000	£542,500	£795,000
4-Bed Houses	£904,583	£450,000	£810,000	£925,000	£1,021,250	£1,375,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Northern Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£322,500	£624,983
Semi-Detached	n/a	£219,975	£360,817	£495,707
Terraced	n/a	£214,725	£229,986	£445,000
Flats	£145,000	£179,165	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£145,000	£145,000	£145,000	£145,000	£145,000	£145,000
2-Bed Flats	£179,165	£170,000	£176,250	£182,500	£183,748	£184,995
2-Bed Houses	£216,475	£184,500	£186,200	£214,725	£247,338	£250,000
3-Bed Houses	£310,820	£195,000	£247,463	£257,500	£400,000	£465,000
4-Bed Houses	£526,355	£325,000	£397,475	£550,000	£650,000	£750,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Town & St John’s Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£420,000	£537,500	£763,333
Semi-Detached	n/a	-	£490,707	£575,000
Terraced	n/a	£383,822	£408,333	£699,950
Flats	£177,299	£277,250	n/a	n/a
Bungalows	n/a	£415,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£177,299	£129,950	£149,973	£155,000	£179,973	£310,000
2-Bed Flats	£277,250	£150,000	£175,000	£222,500	£301,250	£675,000
2-Bed Houses	£387,440	£275,000	£342,463	£374,975	£397,375	£625,000
3-Bed Houses	£477,913	£235,000	£418,738	£502,500	£538,750	£620,000
4-Bed Houses	£689,992	£550,000	£616,250	£670,000	£693,713	£950,000
2-Bed Bungalows	£415,000	£410,000	£412,500	£415,000	£417,500	£420,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Dunton Green & Riverhead Ward)

(62 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£250,000	£275,000	£684,500
Semi-Detached	n/a	£262,500	£311,250	£398,333
Terraced	n/a	£246,635	£363,960	£382,450
Flats	£168,950	£234,133	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£168,950	£139,950	£159,950	£179,950	£183,450	£186,950
2-Bed Flats	£234,133	£182,500	£215,000	£249,950	£249,950	£264,950
2-Bed Houses	£248,828	£180,000	£223,000	£250,000	£275,000	£319,950
3-Bed Houses	£343,973	£275,000	£307,475	£354,950	£367,475	£460,000
4-Bed Houses	£543,932	£319,950	£394,950	£425,000	£712,500	£995,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Chipstead & Bessels Green)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£650,000	£646,243
Semi-Detached	n/a	-	£399,950	-
Terraced	n/a	£272,500	£346,238	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£470,990	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£272,500	£225,000	£258,750	£282,500	£296,250	£300,000
3-Bed Houses	£405,817	£299,950	£331,250	£374,975	£407,488	£650,000
4-Bed Houses	£646,243	£425,000	£571,238	£680,000	£720,000	£799,995
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£470,990	£425,000	£439,950	£465,000	£475,000	£550,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Swanley (Secondary Town)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£276,868	£377,847
Semi-Detached	n/a	£175,000	£217,814	£265,989
Terraced	n/a	£153,666	£176,727	£227,500
Flats	£104,168	£151,500	n/a	n/a
Bungalows	n/a	£219,998	£249,982	£499,995

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£104,168	£80,000	£92,000	£100,000	£110,000	£150,000
2-Bed Flats	£151,500	£130,000	£141,250	£153,500	£163,750	£169,000
2-Bed Houses	£154,999	£110,000	£149,999	£155,000	£170,000	£179,995
3-Bed Houses	£216,379	£155,000	£179,998	£219,500	£239,995	£300,000
4-Bed Houses	£316,420	£205,000	£257,499	£299,998	£361,213	£499,995
2-Bed Bungalows	£219,998	£209,995	£209,998	£210,000	£225,000	£240,000
3-Bed Bungalows	£249,982	£210,000	£229,998	£249,995	£269,973	£289,950
4-Bed Bungalows	£499,995	£499,995	£499,995	£499,995	£499,995	£499,995

April/May 2012, www.rightmove.co.uk

Edenbridge (Rural Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£249,995	£347,475	£477,000
Semi-Detached	n/a	£241,950	£289,350	-
Terraced	n/a	£193,511	£217,750	£325,980
Flats	£173,137	£191,692	n/a	n/a
Bungalows	n/a	£256,650	£361,990	£540,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£173,137	£99,950	£117,475	£125,000	£148,725	£950,000
2-Bed Flats	£191,692	£137,200	£179,963	£189,975	£198,750	£255,950
2-Bed Houses	£205,382	£159,950	£189,950	£199,950	£219,950	£285,950
3-Bed Houses	£237,245	£154,950	£183,738	£246,250	£271,249	£395,000
4-Bed Houses	£426,660	£249,950	£355,000	£435,000	£467,500	£735,000
2-Bed Bungalows	£256,650	£229,950	£237,475	£245,000	£270,000	£295,000
3-Bed Bungalows	£361,990	£199,950	£270,000	£325,000	£475,000	£540,000
4-Bed Bungalows	£540,000	£540,000	£540,000	£540,000	£540,000	£540,000

April/May 2012, www.rightmove.co.uk

New Ash Green (Local Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£264,598	£287,841
Semi-Detached	n/a	-	£193,750	£269,982
Terraced	n/a	£151,463	£177,158	£205,000
Flats	£115,000	£136,749	n/a	n/a
Bungalows	n/a	£175,748	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£115,000	£115,000	£115,000	£115,000	£115,000	£115,000
2-Bed Flats	£136,749	£135,000	£135,000	£136,000	£137,749	£139,995
2-Bed Houses	£151,463	£149,950	£149,950	£149,975	£151,488	£155,950
3-Bed Houses	£191,858	£150,000	£166,863	£179,975	£202,463	£379,995
4-Bed Houses	£260,345	£195,000	£216,238	£264,975	£299,984	£319,995
2-Bed Bungalows	£175,748	£169,995	£169,999	£172,498	£178,246	£188,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Oxford (Local Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£652,375	£766,667
Semi-Detached	n/a	-	£336,421	£400,000
Terraced	n/a	£338,332	£279,950	-
Flats	-	£262,500	n/a	n/a
Bungalows	n/a	-	£463,333	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£262,500	£175,000	£218,750	£262,500	£306,250	£350,000
2-Bed Houses	£338,332	£255,000	£267,498	£279,995	£379,998	£480,000
3-Bed Houses	£490,869	£279,950	£316,250	£450,000	£646,250	£875,000
4-Bed Houses	£700,000	£365,000	£532,500	£630,000	£725,000	£1,300,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£463,333	£410,000	£437,500	£465,000	£490,000	£515,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Westerham (Local Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£335,000	-	£571,238
Semi-Detached	n/a	£294,950	£292,400	£499,995
Terraced	n/a	£264,992	£312,174	£360,000
Flats	£150,000	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£279,428	£165,000	£259,950	£289,950	£325,000	£335,000
3-Bed Houses	£303,700	£230,000	£249,963	£292,250	£329,963	£475,000
4-Bed Houses	£524,158	£360,000	£469,999	£537,498	£593,713	£650,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Brasted (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£474,983	£1,150,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	£282,475	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£282,475	£275,000	£278,738	£282,475	£286,213	£289,950
3-Bed Houses	£474,983	£389,950	£419,975	£450,000	£517,500	£585,000
4-Bed Houses	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Crockenhill (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£587,500
Semi-Detached	n/a	-	£170,000	-
Terraced	n/a	£210,000	£249,995	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£289,995	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£210,000	£210,000	£210,000	£210,000	£210,000	£210,000
3-Bed Houses	£209,998	£170,000	£189,999	£209,998	£229,996	£249,995
4-Bed Houses	£587,500	£500,000	£543,750	£587,500	£631,250	£675,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£289,995	£289,995	£289,995	£289,995	£289,995	£289,995
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Eynsford (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£445,000	£646,667
Semi-Detached	n/a	£359,998	£375,000	£450,000
Terraced	n/a	£255,000	£279,998	-
Flats	£150,000	£165,000	n/a	n/a
Bungalows	n/a	-	£487,500	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£150,000	£145,000	£147,500	£150,000	£152,500	£155,000
2-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Houses	£289,999	£210,000	£252,500	£280,000	£315,000	£399,995
3-Bed Houses	£344,999	£269,995	£284,999	£332,500	£392,500	£445,000
4-Bed Houses	£618,571	£420,000	£475,000	£610,000	£725,000	£900,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£487,500	£475,000	£481,250	£487,500	£493,750	£500,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Farningham (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£382,500	£572,500
Semi-Detached	n/a	-	£260,000	-
Terraced	n/a	£259,998	£278,333	£550,000
Flats	£170,000	£190,000	n/a	n/a
Bungalows	n/a	£269,995	£695,000	£487,500

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000
2-Bed Flats	£190,000	£190,000	£190,000	£190,000	£190,000	£190,000
2-Bed Houses	£259,998	£249,995	£252,498	£255,000	£265,000	£275,000
3-Bed Houses	£310,000	£260,000	£271,250	£282,500	£331,250	£420,000
4-Bed Houses	£565,000	£350,000	£450,000	£550,000	£672,500	£795,000
2-Bed Bungalows	£269,995	£269,995	£269,995	£269,995	£269,995	£269,995
3-Bed Bungalows	£695,000	£695,000	£695,000	£695,000	£695,000	£695,000
4-Bed Bungalows	£487,500	£475,000	£481,250	£487,500	£493,750	£500,000

April/May 2012, www.rightmove.co.uk

Halstead (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£499,950	£550,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	£222,475	-	£259,950
Flats	-	-	n/a	n/a
Bungalows	n/a	£395,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£222,475	£215,000	£218,738	£222,475	£226,213	£229,950
3-Bed Houses	£499,950	£499,950	£499,950	£499,950	£499,950	£499,950
4-Bed Houses	£404,975	£259,950	£332,463	£404,975	£477,488	£550,000
2-Bed Bungalows	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Hartley (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£456,429	£503,843
Semi-Detached	n/a	-	£282,488	-
Terraced	n/a	-	£179,000	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£301,916	£397,798	£457,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	£326,247	£140,000	£223,750	£297,500	£387,500	£635,000
4-Bed Houses	£503,843	£370,000	£436,250	£510,000	£566,000	£659,995
2-Bed Bungalows	£301,916	£239,995	£281,125	£306,250	£325,000	£355,000
3-Bed Bungalows	£397,798	£339,000	£370,000	£379,995	£449,995	£450,000
4-Bed Bungalows	£457,000	£449,000	£453,000	£457,000	£461,000	£465,000

April/May 2012, www.rightmove.co.uk

Hextable (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£349,983	£332,790
Semi-Detached	n/a	£202,500	£249,226	£276,250
Terraced	n/a	£181,667	£201,921	-
Flats	-	£148,498	n/a	n/a
Bungalows	n/a	£265,000	£249,982	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£148,498	£120,000	£142,496	£149,998	£155,999	£173,995
2-Bed Houses	£190,000	£150,000	£185,000	£200,000	£205,000	£210,000
3-Bed Houses	£247,971	£170,000	£200,000	£244,950	£270,000	£425,000
4-Bed Houses	£307,661	£250,000	£270,000	£315,000	£325,000	£369,000
2-Bed Bungalows	£265,000	£265,000	£265,000	£265,000	£265,000	£265,000
3-Bed Bungalows	£249,982	£204,950	£237,473	£269,995	£272,498	£275,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Horton Kirby (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£500,000
Semi-Detached	n/a	£300,000	£227,475	-
Terraced	n/a	-	£232,500	£312,000
Flats	-	£237,500	n/a	n/a
Bungalows	n/a	£237,500	£229,950	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£237,500	£225,000	£231,250	£237,500	£243,750	£250,000
2-Bed Houses	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000
3-Bed Houses	£229,988	£219,950	£219,988	£227,500	£237,500	£245,000
4-Bed Houses	£406,000	£312,000	£359,000	£406,000	£453,000	£500,000
2-Bed Bungalows	£237,500	£237,500	£237,500	£237,500	£237,500	£237,500
3-Bed Bungalows	£229,950	£229,950	£229,950	£229,950	£229,950	£229,950
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Kemsing (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£416,863	£518,332
Semi-Detached	n/a	£290,000	£303,945	£442,325
Terraced	n/a	£217,970	£256,667	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£455,833	£550,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£229,975	£190,000	£217,450	£227,450	£229,988	£290,000
3-Bed Houses	£338,559	£200,000	£285,000	£299,725	£353,750	£525,000
4-Bed Houses	£467,661	£349,000	£399,995	£469,950	£495,000	£725,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£455,833	£400,000	£412,500	£425,000	£483,750	£542,500
4-Bed Bungalows	£550,000	£550,000	£550,000	£550,000	£550,000	£550,000

April/May 2012, www.rightmove.co.uk

Knockholt Pound (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£424,975	£712,500
Semi-Detached	n/a	£335,000	£595,000	-
Terraced	n/a	£286,238	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£695,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£295,990	£250,000	£285,000	£295,000	£314,950	£335,000
3-Bed Houses	£481,650	£399,950	£424,975	£450,000	£522,500	£595,000
4-Bed Houses	£712,500	£600,000	£656,250	£712,500	£768,750	£825,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£695,000	£695,000	£695,000	£695,000	£695,000	£695,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Leigh (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£749,167
Semi-Detached	n/a	-	-	-
Terraced	n/a	-	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	-	£0	-	-	-	£0
4-Bed Houses	£749,167	£627,500	£648,750	£670,000	£810,000	£950,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Seal (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£587,970
Semi-Detached	n/a	£350,000	£395,000	-
Terraced	n/a	£205,000	£264,950	-
Flats	£115,000	£188,500	n/a	n/a
Bungalows	n/a	£245,000	£325,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£115,000	£115,000	£115,000	£115,000	£115,000	£115,000
2-Bed Flats	£188,500	£162,000	£175,250	£188,500	£201,750	£215,000
2-Bed Houses	£241,250	£175,000	£197,500	£220,000	£263,750	£350,000
3-Bed Houses	£308,300	£249,950	£264,950	£279,950	£337,475	£395,000
4-Bed Houses	£587,970	£545,000	£549,950	£569,950	£599,950	£675,000
2-Bed Bungalows	£245,000	£245,000	£245,000	£245,000	£245,000	£245,000
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks Weald

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£622,500
Semi-Detached	n/a	-	£399,995	-
Terraced	n/a	-	-	-
Flats	-	£165,000	n/a	n/a
Bungalows	n/a	£375,000	£444,975	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	£399,995	£399,995	£399,995	£399,995	£399,995	£399,995
4-Bed Houses	£622,500	£595,000	£608,750	£622,500	£636,250	£650,000
2-Bed Bungalows	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
3-Bed Bungalows	£444,975	£410,000	£427,488	£444,975	£462,463	£479,950
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Shoreham (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	-
Semi-Detached	n/a	£330,000	-	£695,000
Terraced	n/a	£299,983	£338,317	£499,950
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£307,488	£249,950	£287,488	£315,000	£335,000	£350,000
3-Bed Houses	£338,317	£289,950	£317,475	£345,000	£362,500	£380,000
4-Bed Houses	£597,475	£499,950	£548,713	£597,475	£646,238	£695,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

South Darenth (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£240,000
Semi-Detached	n/a	-	£230,000	£235,000
Terraced	n/a	£174,998	£180,724	-
Flats	£109,050	£151,535	n/a	n/a
Bungalows	n/a	£240,000	£300,000	£220,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£109,050	£60,000	£105,000	£115,000	£119,000	£135,000
2-Bed Flats	£151,535	£119,000	£140,000	£160,000	£165,000	£172,500
2-Bed Houses	£174,998	£160,000	£167,499	£174,998	£182,496	£189,995
3-Bed Houses	£197,149	£170,000	£174,711	£189,973	£207,488	£250,000
4-Bed Houses	£237,500	£235,000	£236,250	£237,500	£238,750	£240,000
2-Bed Bungalows	£240,000	£240,000	£240,000	£240,000	£240,000	£240,000
3-Bed Bungalows	£300,000	£250,000	£275,000	£300,000	£325,000	£350,000
4-Bed Bungalows	£220,000	£220,000	£220,000	£220,000	£220,000	£220,000

April/May 2012, www.rightmove.co.uk

Sundridge (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£439,950	-
Semi-Detached	n/a	-	£287,475	£350,000
Terraced	n/a	£243,725	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£425,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£243,725	£237,500	£240,613	£243,725	£246,838	£249,950
3-Bed Houses	£338,300	£285,000	£287,475	£289,950	£364,950	£439,950
4-Bed Houses	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
2-Bed Bungalows	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

West Kingsdown (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£283,317	£401,470
Semi-Detached	n/a	-	£225,833	-
Terraced	n/a	£165,000	£203,000	£265,000
Flats	£90,000	-	n/a	n/a
Bungalows	n/a	£257,499	£306,250	£343,119

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£90,000	£90,000	£90,000	£90,000	£90,000	£90,000
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
3-Bed Houses	£234,495	£180,000	£212,250	£235,000	£252,463	£325,000
4-Bed Houses	£393,888	£265,000	£332,496	£362,500	£459,996	£565,000
2-Bed Bungalows	£257,499	£220,000	£227,500	£239,998	£269,996	£330,000
3-Bed Bungalows	£306,250	£240,000	£283,750	£297,500	£306,250	£435,000
4-Bed Bungalows	£343,119	£300,000	£308,738	£317,500	£353,750	£440,000

April/May 2012, www.rightmove.co.uk

Sevenoaks District Council – New Build Properties (April/May 2012)

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Sevenoaks								
Houses (Eastern Ward)								
Cobden Mews, Quakers Hall Lane, TN13 3TX	2 bed terraced	£295,000	n/k					Regalpoint/ Ibbett Mosely
Houses (Kippington Ward)								
Burgate, Solefields Road, TN13 1PF	5 bed detached	£1,350,000	271.7	£4,970	£3,976	£4,473	£5,467	DBS Homes/ Jackson-Stops
The Rise, TN13	5 bed detached	£1,275,000	284.0	£4,489	£3,592	£4,040	£4,938	Kentmere Homes/ Knight Frank
Grange Road, TN13	4 bed detached	£450,000	130.0	£3,462	£2,769	£3,115	£3,808	John Kingston
Croft Close, Oak Lane, TN13 1BF	3 bed semi	£595,000	173.1	£3,438	£2,750	£3,094	£3,782	Savills
Houses (Northern Ward)								
Bradbourne Vale Road, TN13	4 bed semi	£650,000	n/k					Ibbett Mosely
	4 bed semi	£650,000	n/k					
Houses (Town & St John's Ward)								
Austen Place, Hitchen Hatch Lane, TN13	5 bed detached	£1,795,000	397.4	£4,517	£3,613	£4,065	£4,969	McCulloch Homes/ Savills
Houses (Dunton Green & Riverhead Ward)								
Rye Lane, Dunton Green, TN14 5HW	4 bed semi	£425,000	n/k					RPC New Homes
	4 bed semi	£415,000	n/k					
The Chase, Rye Lane, Dunton Green, TN14 5HD	4 bed townhouse	£404,950	113.0	£3,584	£2,867	£3,225	£3,942	Berkeley Homes
	4 bed townhouse	£399,950	113.0	£3,539	£2,832	£3,185	£3,893	
	4 bed townhouse	£399,950	113.0	£3,539	£2,832	£3,185	£3,893	
	3 bed terraced	£399,950	99.0	£4,040	£3,232	£3,636	£4,444	
	3 bed terraced	£384,950	99.0	£3,888	£3,111	£3,500	£4,277	
	3 bed terraced	£359,950	94.0	£3,829	£3,063	£3,446	£4,212	
3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154		

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
	3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154	
	3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154	
Ryewood Gate, Rye Lane, Dunton Green, TN14 5HD	3 bed terraced	£324,950	86.5	£3,757	£3,005	£3,381	£4,132	Berkeley Homes
	3 bed terraced	£314,950	86.5	£3,641	£2,913	£3,277	£4,005	
Houses (Chipstead & Bessels Green)								
Westerham Road, Bessels Green, TN13	3 bed terraced	£325,000	74.2	£4,380	£3,504	£3,942	£4,818	John Kingston
Average (Houses)		£558,157	142.1	£3,906	£3,125	£3,515	£4,297	
Flats (Eastern Ward)								
Cobden Mews, Quakers Hall Lane, TN13 3TX	2 bed flat	£265,000	n/k					Regalpoint/ Ibbett Mosely
	2 bed flat	£265,000	n/k					
	2 bed flat	£249,950	n/k					
	1 bed flat	£185,000	n/k					
	1 bed flat	£185,000	n/k					
Flats (Dunton Green & Riverhead Ward)								
The Chase, Rye Lane, Dunton Green, TN14 5HD	2 bed flat	£264,950	74.0	£3,580	£2,864	£3,222	£3,938	Berkeley Homes
	2 bed flat	£249,950	75.0	£3,333	£2,666	£2,999	£3,666	
	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	
	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	
	2 bed flat	£249,950	69.0	£3,622	£2,898	£3,260	£3,985	
	2 bed flat	£244,950	68.0	£3,602	£2,882	£3,242	£3,962	
	1 bed flat	£186,950	45.0	£4,154	£3,324	£3,739	£4,570	
Average (Flats)		£237,217	67.3	£3,633	£2,907	£3,270	£3,997	
Developments (Eastern Ward)								
Sackville Place, The Vine, TN13 3TG	7 x 2 or 3 bed flats, 3 x penthouse flats, 1 x 5 bed house	from £875,000						Lochailort/ Savills New Homes

Edenbridge								
Houses								
Eden View, High Street, TN8 5AY	4 bed townhouse	£435,000	139.0	£3,129	£2,504	£2,817	£3,442	Woldingham Homes/ Howard Cundy
	4 bed townhouse	£435,000	136.0	£3,199	£2,559	£2,879	£3,518	
Eden Chase, Main Road, TN8	3 bed semi	£360,000	104.0	£3,462	£2,769	£3,115	£3,808	Rydon Homes

Agenda Item 5h

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Average (Houses)		£410,000	126.3	£3,263	£2,611	£2,937	£3,590	
Flats								
Eadhelm Court, Penlee Close, TN8 5FD (retirement)	2 bed flat	£255,950	n/k					McCarthy & Stone/ Langford Rae Van Bergen
Eden View, High Street, TN8 5AY	2 bed flat	£240,000	64.5	£3,721	£2,977	£3,349	£4,093	Woldingham Homes/ Howard Cundy
Meade Court, High Street, TN8 5AP	2 bed flat	£200,000	60.9	£3,284	£2,627	£2,956	£3,612	Combe Bank Homes/Savills
	2 bed flat	£195,000	60.8	£3,207	£2,566	£2,887	£3,528	
	2 bed flat	£190,000	66.6	£2,853	£2,282	£2,568	£3,138	
	2 bed flat	£187,500	63.6	£2,948	£2,358	£2,653	£3,243	
	2 bed flat	£180,000	58.8	£3,061	£2,449	£2,755	£3,367	
Average (Flats)		£206,921	62.5	£3,179	£2,543	£2,861	£3,497	
Land for Sale								
Hilders Lane Baptist Chapel,	Planning permission 3 x 4 bed terraced houses	POA						Williams Wesson

Otford								
Houses								
Tudor Crescent, TN14	5 bed detached	£1,650,000	n/k					Langford Rae O'Neill
Shoreham Road, TN14 5RN	5 bed detached	£1,600,000	354.3	£4,516	£3,613	£4,064	£4,968	Savills
Average (Houses)		£1,625,000	354.3	£4,516	£3,613	£4,064	£4,968	

Halstead								
Houses								
Knockholt Road	4 bed detached	£550,000	163.5	£3,364	£2,691	£3,028	£3,700	Langford Rae O'Neill
Average (Houses)		£550,000	163.5	£3,364	£2,691	£3,028	£3,700	

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Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Hartley								
Houses								
Gorsewood Road	5 bed detached	£650,000	n/k					Hartley Estates
Church Road	4 bed detached	£500,000	n/k					Birchfield Homes/ Clifton & Co
Average (Houses)		£500,000						

Seal								
Houses								
Childsbridge Lane, TN15	5 bed detached	£925,000	247.4	£3,738	£2,991	£3,365	£4,112	Chesterton Humberts
Average (Houses)		£925,000	247.4	£3,738	£2,991	£3,365	£4,112	
Bungalows								
High Street, TN15 OAF	2 bed semi	£245,000	n/k					Regalpoint Properties/ Ibbett Mosely
Average (Bungalows)		£245,000						
Flats								
High Street, TN15 OAF	2 bed flat	£215,000	n/k					Regalpoint Properties/ Ibbett Mosely
Average (Flats)		£215,000						

South Darent								
Developments								
The Mill	2 bed flats (shared ownership)	£52,500 (for 35% share)						West Kent Housing

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Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Swanley								
Recent Developments								
Squirrels Close (St Bartholomew's Laundry)	10 x terraced houses sold for between £229,000 and £245,000 from April 2011 to January 2012							Bellway Homes
	10 x flats sold for between £125,000 and £159,950 from March to July 2011							

West Kingsdown								
Houses								
Kingsingfield Road, TN15	4 bed detached	£550,000	189.8	£2,897	£2,318	£2,607	£3,187	Arun Land & New Homes
Average (Houses)		£550,000	189.8	£2,897	£2,318	£2,607	£3,187	
Land for Sale								
London Road	Planning permission for 3/4 bed detached	£120,000						Kings, Swanley

April/May 2012, www.rightmove.co.uk

Notes on above new builds information:

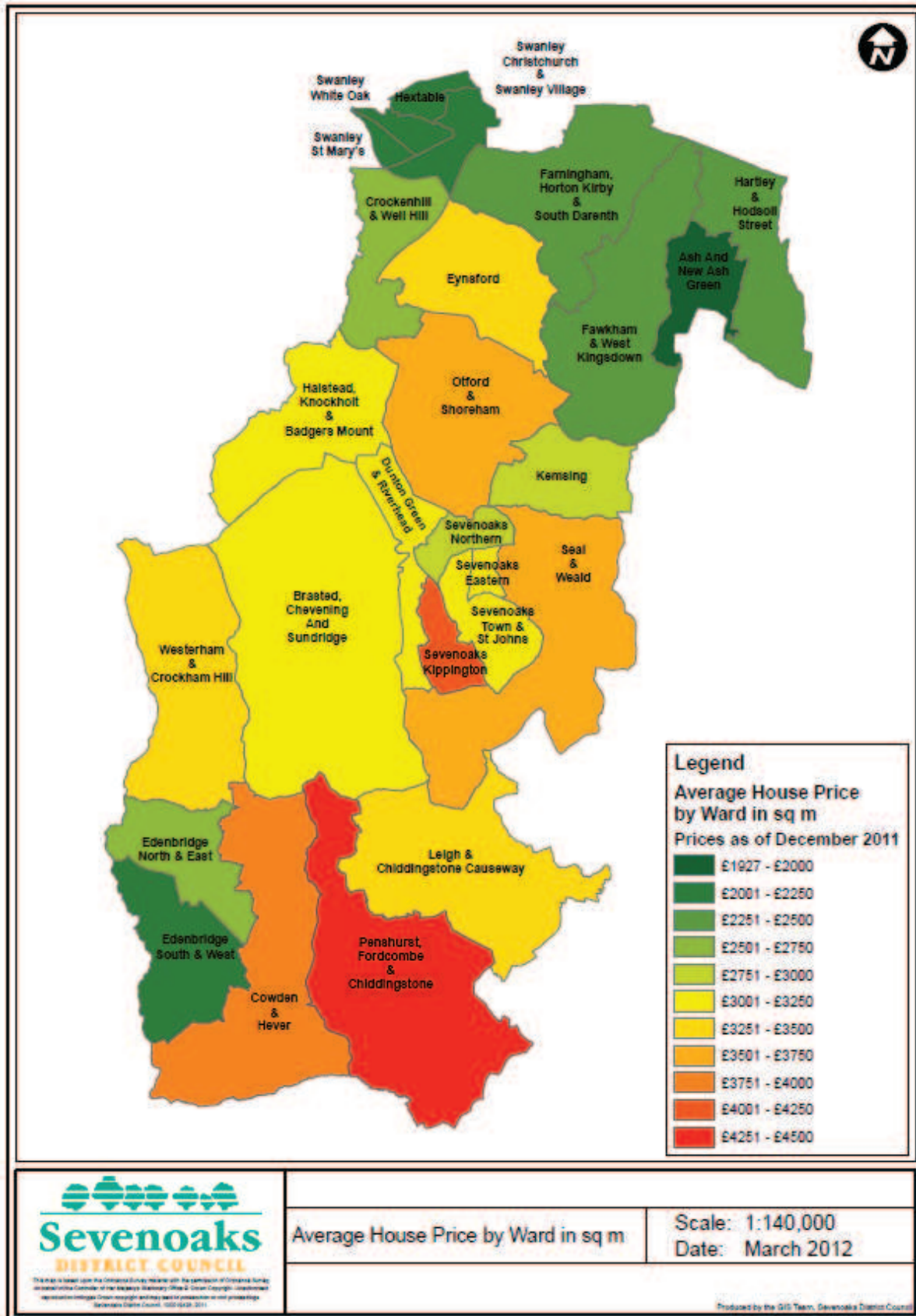
Not exhaustive – there may be other examples.

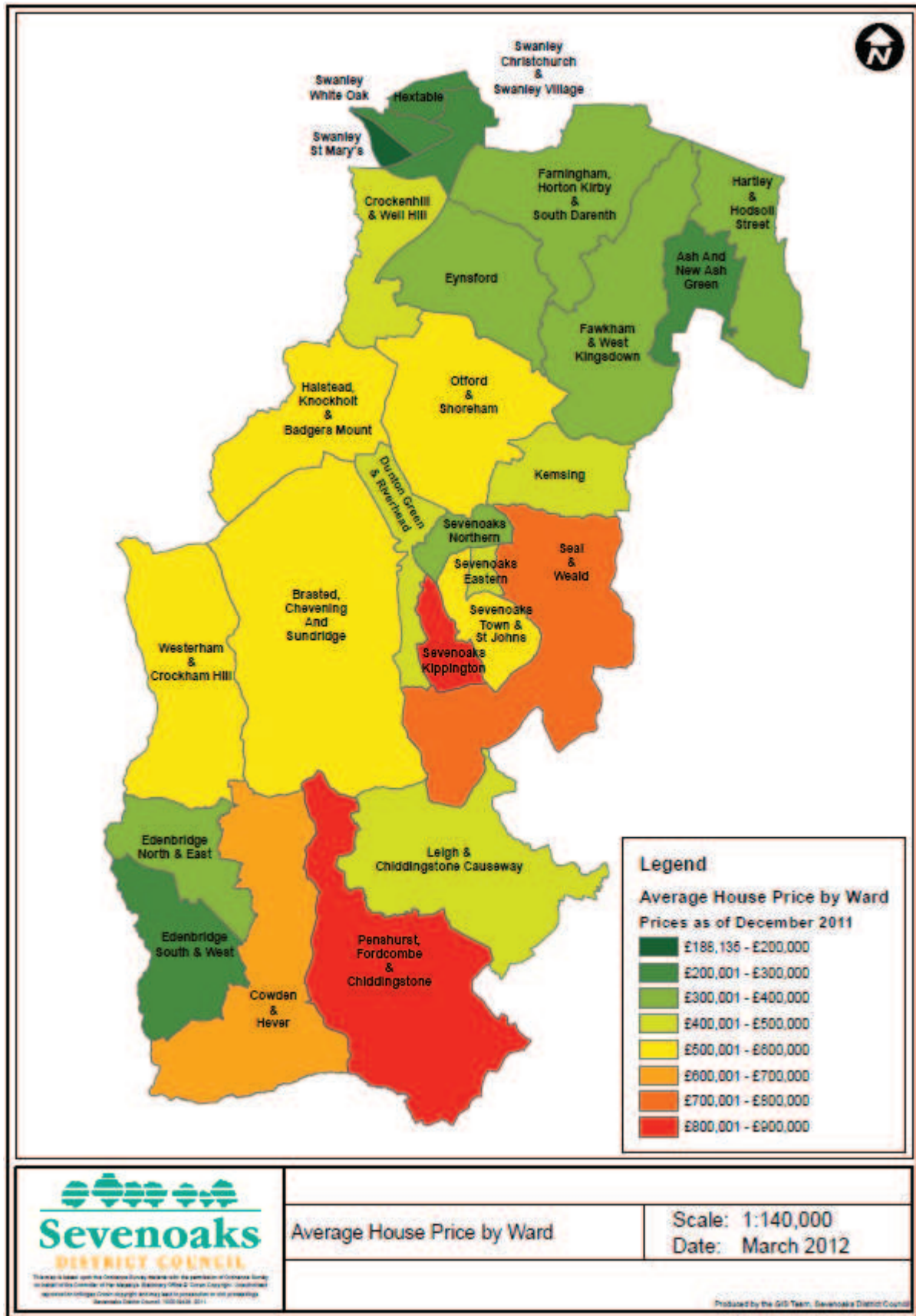
Per sq m values are necessarily indications.

Entries in *italics* text are based on estimated floor areas (by DSP) from plans or other information provided by Agents / house builders.

n/k = not known. Where no plan or other information was readily available to allow us to estimate the floor area and therefore provide per sq m pricing indications.

Hometrack Data





This map is based upon the Ordnance Survey data with the permission of Ordnance Survey in respect of the copyright of the data. The Ordnance Survey name is used under license. Ordnance Survey is not responsible for any errors or omissions. Ordnance Survey name is used under license. Sevenoaks District Council 1000 0408 2011

Average House Price by Ward

Scale: 1:140,000
Date: March 2012

Produced by the GIS Team, Sevenoaks District Council

Economic Context

Bank of England

Current official Bank Rate (Base Rate) remained at 0.5% - since being reduced to that level in March 2009.

Agents' summary of Business Conditions May 2012 (extracts re economic back-drop):

- *'Consumer demand had grown a little in recent months.*
- *Activity in the housing market continued to rise.*
- *Private sector investment intentions pointed to a small increase in capital spending over the coming year.*
- *Goods export growth remained strong, particularly to emerging market economies.*
- *Turnover in business services had improved a little compared with a year earlier, partly due to higher prices.*
- *Manufacturing output for the domestic market continued to expand at a moderate pace.*
- *There had been a further contraction in construction output, in large part due to declining work for the public sector.*
- *For firms with strong balance sheets, credit was normally available on reasonable terms. But for some businesses there had been a rise in the interest rate spreads charged on loans over the past few months, and fees were also reported to have increased.*
- *Private sector employment was expected to be broadly unchanged over the next six months.*
- *In manufacturing, capacity utilisation was a little below normal, with most firms able to meet expected changes in demand comfortably. There tended to be relatively more slack in the service sector.*
- *Labour cost growth remained fairly modest, and there were generally few signs of upward pressure on pay from employees.*
- *Input cost inflation remained around its historical average. But the Agents' score had edged up, as past increases in the price of oil fed through to a range of materials, and rising production costs abroad pushed up on import prices.*
- *Manufacturing output prices continued to rise at a moderate pace reflecting some pass-through of increases in costs. Business services inflation was subdued, but had picked up a little.*
- *Consumer price inflation remained elevated.'*

Housing Market Context

Land Registry House Price Index April 2012 (released 29th May 2012)

'The April data shows a negative monthly price movement of -0.3 per cent'.

The annual change now stands at -1.0 per cent, bringing the average house price in England and Wales to £160,417.

The number of property transactions has increased slightly over the last year. From November 2010 to February 2011 there was an average of 47,624 sales per month. In the same months a year later, the figure was 52,350'.

Summary of England and Wales picture:

Annual change in average house prices -1.0% (minus 1.0%)

Monthly change in average house prices -0.3% (minus 0.3%)

Average price £160,417

Summary of South East picture:

Annual change in average house prices +0.4%

Monthly change in average house prices +0.1%

Average price £206,816

Summary of Kent picture:

Annual change in average house prices -1.0% (minus 1.0%)

Monthly change in average house prices +0.1%

Average price £179,752

House price and sales volume - Kent Council



Source: www.landregistry.gov.uk

DCLG – House Price Index

'The latest UK house price index statistics produced by the Department for Communities and Local Government were released on 13 March 2012.

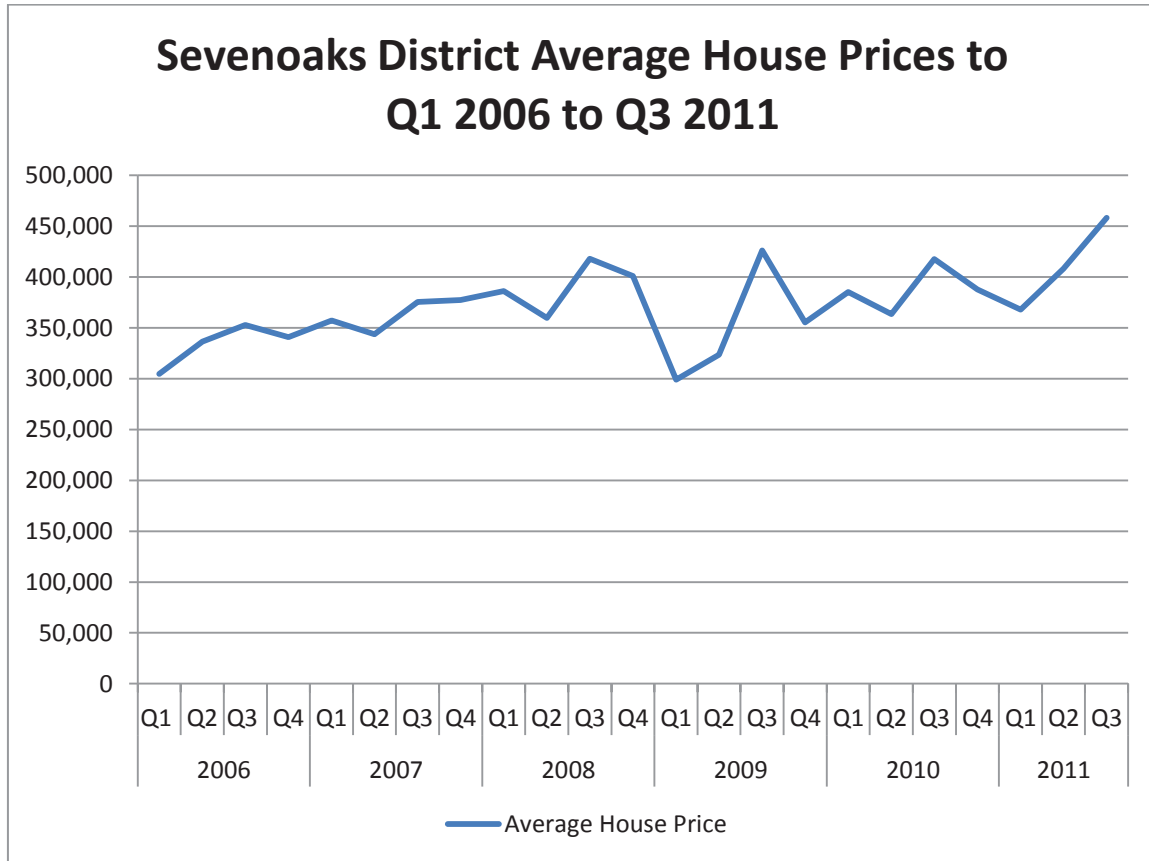
The latest statistics release includes data based on mortgage completions during the month of January 2012.

The key points from the release are:

- In January UK house prices increased by 0.2 per cent over the year and decreased by 0.7 per cent over the month (seasonally adjusted).*
- The average mix-adjusted UK house price was £206,523 (not seasonally adjusted).*
- Average house prices increased by 0.2 per cent over the quarter to January, compared to an increase of 0.6 per cent over the quarter to October (seasonally adjusted).*
- Average prices decreased during the year in three UK countries; Wales (-0.5 per cent), Scotland (-1.7 per cent) and Northern Ireland (-7.6 per cent). However, there was an increase of 0.4 per cent in average house prices in England.*
- Prices paid by first time buyers were 0.8 per cent higher on average than a year earlier whilst there was no change in the prices paid by former owner occupiers.*
- Prices for new properties were 8.8 per cent higher on average than a year earlier whilst prices for pre-owned dwellings decreased by 0.4 per cent.*

DCLG Average House Prices (Quarterly)

The graph below with data taken from the DCLG shows average house price data for Sevenoaks District on a quarterly basis from 2006 to Q3 of 2011 (latest available data).



Data Source:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livestables/housepricestables/localhousepricestables/>

Royal Institution of Chartered Surveyors (RICS) Housing Market Survey (extracts) April 2012:

- *'Activity levels broadly flat in April'*
- *'London continues to outperform'*
- *'Price expectations decline'*

*'The **April 2012 RICS Housing Market Survey** highlights a slight reversal in the improved tone to both activity and price indicators.*

Indeed, the boost received from temporary factors such as the expiration of the stamp duty exemption on properties priced under £250k and unusually mild weather (in March) has waned, as recent weak economic dataflow has eroded confidence in the market.

As an example of this, the (seasonally adjusted) headline price net balance in April slipped from -11 to -19 i.e. 19% more surveyors recorded price falls rather than rises.

That said, it is still noteworthy that 63% of respondents reported no change in prices and of the ones that did see a fall in prices, 81% did so in the 0-2% range.

Turning to activity, newly agreed sales weakened with the net balance turning negative once again (from +10 to -6). This fall in the sales net balance could reflect the payback from sales brought forward by purchasers looking to take advantage of the stamp duty holiday before its expiry.

The net balances for new buyer enquiries and new vendor instructions remain at levels that are broadly consistent with an unchanged level of demand and supply.

Although sales per surveyor (per branch) increased in April, this indicator measures sales over the past three months and thus includes the boost to transaction activity in previous months. Due to this, the sales to stock ratio - a lead indicator of market slack - edged up from 23.3% to 23.7%, but it is still well below the long run average of 33%.

Meanwhile, the three month price outlook (seasonally adjusted) declined in April, reflecting the still fragile level of confidence in the market. Indeed, the net balance dropped from -3 to -17.

Anecdotal evidence from surveyors suggests the recent announcement of the economy re-entering recession has been the main reason for the less upbeat outlook.

Sales expectations (three months ahead) although still positive, were slightly less so this month, with the net balance falling from +20 to +15.

The longer term (non seasonally adjusted) 12 month outlook also showed sales expectations to be upbeat while price expectations over that time horizon are more stable.

Behind the headline national price balance, there remains considerable regional divergence. London continues to be the only region recording rising prices, with a net balance of +20. Reflecting the North/South divide further, the South East had the least negative price balance from the remaining regions, with the West Midlands and Wales recording the most severe price deteriorations.

Outside of England and Wales, Scotland's price net balance remained broadly unchanged at -23 whilst Northern Ireland continues to see a deterioration in prices'.

Residential Values Summary

Overall, for the purposes of this strategic overview of development viability for CIL, we ran our appraisals around the following values range - represented by what we refer to as Values Levels 1 to 12 (1 being the lowest level trialled; 12 the highest).

Sevenoaks DC new build housing values assumptions - Values Range							
Value Level (VL)	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	£ / sq m guide	£ / sq ft guide
1	£101,250	£135,000	£168,750	£213,750	£281,250	£2,250	£209
2	£112,500	£150,000	£187,500	£237,500	£312,500	£2,500	£232
3	£123,750	£165,000	£206,250	£261,250	£343,750	£2,750	£256
4	£135,000	£180,000	£225,000	£285,000	£375,000	£3,000	£279
5	£146,250	£195,000	£243,750	£308,750	£406,250	£3,250	£302
6	£157,500	£210,000	£262,500	£332,500	£437,500	£3,500	£325
7	£168,750	£225,000	£281,250	£356,250	£468,750	£3,750	£349
8	£180,000	£240,000	£300,000	£380,000	£500,000	£4,000	£372
9	£191,250	£255,000	£318,750	£403,750	£531,250	£4,250	£395
10	£202,500	£270,000	£337,500	£427,500	£562,500	£4,500	£418
11	£213,750	£285,000	£356,250	£451,250	£593,750	£4,750	£441
12	£225,000	£300,000	£375,000	£475,000	£625,000	£5,000	£465

Source: DSP from overview of residential research. Indicative prices are based on assumed market dwellings floor areas (see below) – the key information being the range of per sq ft /m sales values levels, which can also be applied to other dwelling types and sizes. In practice dwelling sizes will vary greatly – the above have been selected for the purposes of this study. Value levels 1 to 6 indicate increasing values as seen varying through location and / or market conditions).

The table above assumes (purely for the purpose of price illustrations) the following:

Unit Sizes (sq m)	Affordable	Private
1-bed flat	51	45
2-bed flat	67	60
2-bed house	76	75
3-bed house	86	95
4-bed house	110	125

As in all areas, values are blurred and this needs to be envisaged more as a continuous and overlapping scale, but the following are broad indications only of the relevance of the values levels (VLs) by locality:

	VL 1 – 4 (£2,250 to £3,000/m ²)	VL 4 – 9 (£3,000 to £4,250/m ²)	VL 9 – 12 (£4,250 to £5,000+/m ²)
Revenue (GDV) - Sales Value Level (VL) & indicative relevance by locality	Areas including – Swanley (ST); New Ash Green (LSC); Hextable, Horton Kirby, South Darenth, West Kingsdown (SVs); Edenbridge (RSC).	Remainder of district – central axis Sevenoaks to Westerham; north to Otford and Eynsford; south and south east (i.e. south excluding Edenbridge)	High-end values, above typical for the district – most likely scheme specific e.g. in parts of Sevenoaks, LSCs and in some SVs (not those linked more typically with VL 1 - 4).

Note – current new build values indicated to be above the bottom end of this range.

Commercial Rents & Yields (information as available)

Sources used:

- EGi (Estates Gazette Interactive) based on search for Sevenoaks District and locations within – EGi reporting extracts follow these sections – all detail not quoted here (Source: EGi – www.egi.co.uk – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms)
- Valuation Office Agency (VOA) Rating List
- Others as advertised – web-based research

Address	Description	Size (m ²)	£/m ² annual rental indications
INDUSTRIAL WAREHOUSING EXAMPLES			
VOA Rating list category 'Factory & premises' – 48 entries across District	Factory & Premises	76m ² to 16,568m ²	£19/m ² to £95/m ²
VOA Rating list category 'Warehouse & premises' – 270 entries across District	Warehouse & Premises	22m ² to 11,777m ²	£28/m ² to £110/m ²
SHEFTS CROFT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	Storage Depot & Premises	400m ²	£45/m ²
ADJ 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	Storage Depot & Premises	1,289m ²	£7.5/m ²
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
LARGE RETAIL EXAMPLES			
(Waitrose?)- High Street, Sevenoaks	Superstore & premises	4,266 sq m	£240/m ²
(Tesco) London Road, Riverhead, Sevenoaks	Superstore & premises	8,016 sq m	£285/m ²
(Asda) London Road, Swanley	Superstore & premises	11,316 sq m	£240/m ²
(Sainsbury) Otford Road, Sevenoaks	Superstore & premises	10103 sq m	£285/m ²
(ex Woolworths?) High Street, Sevenoaks	Superstore & premises	3,613 sq m	£80/m ²
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
CO-OP, MONT ST AIGNAN WAY, EDENBRIDGE, KENT, TN8 5LN	SUPERMARKET AND PREMISES	1758	£185
27, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	238.1	£180
29, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	46.03	£180
31A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	94.9	£180
31, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	18.18	£180
34A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	139.7	£180
34, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	137.6	£180
36, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	158.12	£180
37, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	72.7	£180
39-41, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	660.57	£180
40, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	96.13	£180
42, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	97.41	£180
43, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	29.5	£180
49, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	31.6	£180
51A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	24.77	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
51, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	21.32	£180
53, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	124.91	£180
56, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	42.3	£180
58, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	166.28	£180
59, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	84.3	£180
62, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	116.9	£180
63, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	54.78	£180
66, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	99.24	£180
68, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	110.5	£180
CONTENTED PETS 54, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	45.9	£180
8, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	43.2	£170
12, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	32.9	£170
14, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	35.6	£170
16, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	27.8	£170
18, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	56.87	£170

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
20, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	51.35	£170
GND FLR 13A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP AND PREMISES	45.67	£170
3, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	36	£160
5, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	37.8	£160
69, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	153.75	£160
71-73, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	311.36	£160
75, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	16.3	£160
77, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	45.99	£160
78, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	31	£160
79, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	48.2	£160
80, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	115.8	£160
82, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	66.7	£160
83A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	27.15	£160
83, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	170.54	£160
84, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	105.75	£160

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
86, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	77.47	£160
90, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	63.1	£160
94, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	111.2	£160
96, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	110.9	£160
1, THE LEATHERMARKET, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	66.75	£160
2, THE LEATHERMARKET, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	449.3	£160
1, THE SQUARE, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	55.3	£160
91-91A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	42.7	£150
93A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	17.9	£150
93, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	44.4	£150
97-99, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	86.6	£150
98, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	243.5	£150
102, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	32.84	£150
104, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	32.2	£150
3-7, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP OFFICE AND PREMISES	218.1	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
4A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	88.7	£125
4, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	87.51	£125
GND FLR L H S 2, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	38.1	£125
PROMOTION HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	SHOP AND PREMISES	47.2	£125
1A, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	64.32	£125
1, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	54.04	£125
3, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	50.5	£125
5-7, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	136.92	£125
115, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	35.2	£120
127A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	30	£120
127B, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	48.94	£120
132, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	174.7	£120
139/139A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	95.31	£120
141-143, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	104.45	£120

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
1 & 2, STANGROVE PARADE, STANGROVE ROAD, EDENBRIDGE, KENT, TN8 5HT	SHOP AND PREMISES	139.06	£110
THE LIMES, BOUGH BEECH ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NE	SHOP AND PREMISES	52.8	£100
WOODLEA, BOUGH BEECH ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NE	SHOP AND PREMISES	18.65	£100
LAKE HOUSE, FOUR ELMS ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NL	SHOP AND PREMISES	70	£100
25, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP AND PREMISES	157.56	£100
THE STORES, IDE HILL ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NR	SHOP AND PREMISES	39.17	£100
TREASURES ANTIQUES R/O THE STORES, IDE HILL ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NR	SHOP AND PREMISES	47.06	£100
NEWS AND CANDY, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	SHOP AND PREMISES	28.6	£95
18-19, THE ROW, MAIN ROAD, MARLPIT HILL, EDENBRIDGE, KENT, TN8 6HU	SHOP AND PREMISES	223.74	£95
ECCLES HOUSE, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	SHOP AND PREMISES	112.8	£90
18, CEDAR DRIVE, EDENBRIDGE, KENT, TN8 5JL	SHOP AND PREMISES	44	£73
CHAHAL, FARMSTEAD DRIVE, EDENBRIDGE, KENT, TN8 6DX	SHOP AND PREMISES	162.2	£52

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
105, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	127.2	£675
107, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	195.59	£675
109, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	61.1	£675
111, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	109.4	£675
113-117, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	147.11	£675
119, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	115.39	£675
120, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	1228.3	£675
121, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	108.71	£675
122A, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	49.81	£675
122, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	71.8	£675
123, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	51.97	£675
124, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	27.6	£675
125, HIGH STREET, SEVENOAKS, KENT, TN13 1UT	SHOP AND PREMISES	298.52	£675
126, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	1238.3	£675
127, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	148.1	£675

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
128, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	124.91	£675
129, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	182.04	£675
130, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	153.99	£675
131-133, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	498.5	£675
134, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	111.9	£675
GND FLR 132, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	111.83	£675
114, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	SHOP AND PREMISES	159.2	£625
116, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	SHOP AND PREMISES	77.9	£625
95, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	105.9	£590
97, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	56.08	£590
99B, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	64.9	£590
101, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	98.92	£590
104, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	307.35	£590
108, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	182.3	£590
110, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	295.78	£590

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
2, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	450.25	£585
1, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	241.07	£550
3, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	103.76	£550
4, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	78.14	£550
5, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	211.51	£550
GND FLR 2, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	130.83	£550
87-89, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	199.11	£550
90, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	66.3	£550
91, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	126.9	£550
92, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	48	£550
93, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	158.1	£550
94, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	89.14	£550
96, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	593.2	£550
98, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	170.8	£550
137A, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	86.3	£550

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
138, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	153.81	£550
140, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	106.17	£550
142, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	103.37	£550
UNIT 1 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	411.75	£550
UNIT 2 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	112.59	£550
UNIT 4 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	85.06	£550
3, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	47.55	£540
70, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	150.01	£530
72-76, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	560.31	£530
78-78A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	540.55	£530
82, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	80.76	£530
84, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	213.16	£530
86, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	137.07	£530
88, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	91.91	£530
143B, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	87.83	£530

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
143C, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	168.44	£530
143, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	213.52	£530
144, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	110.04	£530
150, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	96.9	£530
1, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	246.38	£520
4, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	241.59	£520
6, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	215.56	£520
GND FLR 5, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	117.61	£520
2, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	62.91	£520
3, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	123.92	£520
4, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	114.45	£520
5, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	106.66	£520
6, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	39.69	£520
1, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	53.1	£500
2, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	66.9	£500

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
4A, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	40.02	£500
4, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	121.6	£500
6, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	47.51	£500
8-10, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	43.66	£500
9, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	42.88	£500
14, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	101.2	£500
BST & GND FLR 15, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	77.5	£500
GND FLR 3-5, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	43.68	£500
7, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	90.41	£485
8, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	45.28	£485
10, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	50.57	£485
11, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	30.11	£485
12, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	47.89	£485
73A, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	78.71	£485
75A, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	27.43	£485

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
75, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	14.6	£485
2-3, THE SHAMBLES, SEVENOAKS, KENT, TN13 1LJ	SHOP AND PREMISES	72.73	£465
4, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	20.52	£465
5, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	63.49	£465
26, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	68.09	£440
28, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	70.7	£440
30, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	73.1	£440
1, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	63.72	£425
2-3, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	44.8	£425
3B, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	105.08	£425
4-5, DORSET STREET, SEVENOAKS, KENT, TN13 1LN	SHOP AND PREMISES	82.4	£425
4A, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	4.15	£425
6, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	19.1	£425
8, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	66.02	£425
63-65, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	SHOP AND PREMISES	287.81	£400

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
64, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	55.1	£400
66, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	200.97	£400
68A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	71.4	£400
68B, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	124.5	£400
8, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	250.19	£400
10, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	348.57	£400
14-18, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	186.57	£400
20, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	98.43	£400
24A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	53.31	£400
24, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	63.33	£400
3, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	86.8	£370
4, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	141.6	£370
5, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	81.1	£370
52, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	239.92	£345
54, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	170.9	£345

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
1, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	87.6	£340
2, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	141.5	£340
6, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	118.4	£340
63, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	88.21	£330
1, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	54	£325
3, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	58.05	£325
5, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	108.86	£325
9A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	36.65	£325
9B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	104.8	£325
11A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	57.7	£325
11, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	65.25	£325
13, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	92.11	£325
19, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	252.64	£325
21-25, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	235.74	£325
29, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	76.11	£325

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
36-42, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	316.28	£325
43, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	128.98	£325
45, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	105.8	£325
47, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	71.58	£325
51, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	333.9	£325
53, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	177.6	£325
55, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	68.81	£325
57, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	39.2	£325
59, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	35	£325
61, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	77.42	£325
GND FLR 46, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	92.7	£325
GND FLR 50, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	93.62	£325
GND FLR 52, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	61.41	£325
57-59, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	RESTAURANT AND PREMISES	209.22	£320
81, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	53.6	£310

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
6, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	460.14	£270
44A, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	17.9	£260
47, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	62.69	£260
48, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	104.83	£260
49, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	25.2	£260
53, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	118.4	£260
55, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	117.32	£260
3-4, WELL COURT, BANK STREET, SEVENOAKS, KENT, TN13 1UN	SHOP AND PREMISES	118.62	£260
4, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	79.15	£250
6B, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	41.09	£250
7, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	60.25	£250
8, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	70.4	£250
9, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	62.45	£250
11-13, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	313.77	£250
12, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	68.62	£250

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
14, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	77.83	£250
15, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	62.47	£250
16, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	51.26	£250
20, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	57.1	£250
22, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	40.8	£250
24, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	60.99	£250
26-28, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	176.91	£250
28A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	76.15	£250
44, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP	13.55	£250
49, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PL	SHOP AND PREMISES	78.34	£250
RHS 6, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	22.23	£250
145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	78.66	£250
147A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	93.43	£250
147B, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	55.3	£250
147, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	104.88	£250

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
149, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	56.63	£250
8-10, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	48.1	£250
12, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	40.9	£250
14, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	33.3	£250
19, CHURCH STREET, SEAL, SEVENOAKS, KENT, TN15 0AR	SHOP AND PREMISES	24.6	£240
14A, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	SHOP AND PREMISES	96.9	£240
21A, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	52.3	£240
21, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	145.9	£240
22, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	SHOP AND PREMISES	25.7	£240
23, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	34.12	£240
27, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	92.34	£240
CALAMUS COLLECTION LTD, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	51.04	£240
67A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	195.71	£235
67B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	31.33	£235

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
67C, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	27.9	£235
67, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	39.93	£235
73, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	20.6	£235
75, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	81.6	£235
GND FLR LHS 69, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	70	£235
GND FLR RHS 69, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	106.28	£235
1, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	80.3	£235
2A, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	34.9	£235
2, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	41	£235
3-6, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	221.83	£235
1-2, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	160.2	£230
3, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	87.8	£230
4, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	125.13	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	39.7	£230
31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	25.37	£230
31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	12.7	£230
33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	20	£230
46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	48.28	£230
48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	45.1	£230
52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	78.2	£230
54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	70.41	£230
56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	55.3	£230
1-2, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	187.72	£230
3, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	45.48	£230
4, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	30.73	£230
5, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	100.9	£230
6A, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	72.1	£230
GND FLR L H S 6, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14	SHOP AND PREMISES	27.1	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5PB			
2, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	121.94	£230
4A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	59.4	£230
4B, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	57.83	£230
6, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	124.37	£230
8, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	72.29	£230
21, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	SHOP AND PREMISES	19.3	£230
24, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	204.89	£230
57, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	16.4	£230
59A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	28.75	£230
59, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	15.8	£230
61A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	15	£230
61, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	28	£230
89, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	81	£230
91, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	67.06	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
93, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	112.06	£230
109-111, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	267.98	£230
113-115, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	175.77	£230
114, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	100.5	£230
116, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	49.8	£230
117, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	79.66	£230
118, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	51.3	£230
119, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	80.4	£230
120-122, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	107.93	£230
121, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	59.2	£230
123, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	213.02	£230
125B, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	112.5	£230
127, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	48.1	£230
129, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	63.3	£230
133, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	47.8	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
135-137, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	150.81	£230
142, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	126.3	£230
144, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	50.54	£230
154, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	25.9	£230
38A, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	67.2	£225
40, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	66.27	£225
41, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	35.8	£225
42, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	96.58	£225
43-45, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	89.5	£225
44, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	71.7	£225
46, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	22.3	£225
47, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	98.3	£225
49, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	41.5	£225
1, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	35.23	£225
3, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	64.3	£225

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	43	£225
1, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	70.8	£225
2, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	69.7	£225
3, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	76.2	£225
4-5, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	154.84	£225
6-7, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	153.85	£225
8-9, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	141.08	£225
10, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	73.69	£225
11, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	84.5	£225
12, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	52.25	£225
5, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	SHOP AND PREMISES	504.3	£220
61, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AW	SHOP AND PREMISES	10.46	£220
1, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	45.19	£215
3, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	23.4	£215
5-7, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	58.3	£215

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
9, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	20.4	£215
21-23, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	34.86	£215
25, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	70.7	£215
27, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	54.05	£215
28B, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	22.9	£215
28, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	97.68	£215
29, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	41.8	£215
30, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	46.24	£215
32, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	49.86	£215
34, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	50.17	£215
GND FLR 28A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	32.4	£215
LAMBOURNE HOUSE 30A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	186.66	£215
1, RIVER PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DA	SHOP AND PREMISES	55.1	£215
2, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	101.6	£215

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
3, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	68.68	£215
4, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	92.42	£215
103A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	42.3	£210
103, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	52.34	£210
107, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	83.5	£210
109-113, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	724.3	£210
117-119, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	101.19	£210
118A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	SHOP AND PREMISES	63.3	£210
118C, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	SHOP AND PREMISES	80.97	£210
135-137, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	68.7	£210
GND FLR 105, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	49.09	£210
THE LIMES, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	SHOP AND PREMISES	103.3	£205
28A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	SHOP AND PREMISES	29.45	£205
121, WICKENDEN ROAD, SEVENOAKS, KENT, TN13 3PW	SHOP AND PREMISES	21.4	£205
TELECOM HOUSE 123, WICKENDEN ROAD, SEVENOAKS, KENT, TN13 3NR	SHOP AND PREMISES	39.7	£205

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
26A, HIGH STREET, SEVENOAKS, KENT, TN13 1HX	SHOP AND PREMISES	35.28	£200
31, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	77.32	£200
33, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	83.6	£200
37, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	71.27	£200
40, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	176.6	£200
153, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	39.8	£200
157, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	201.12	£200
145A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	19.76	£180
1-2, OLD SCHOOL WALK, LONDON ROAD, SEVENOAKS, KENT, TN13 1AD	SHOP AND PREMISES	91.27	£180
4, OLD SCHOOL WALK, LONDON ROAD, SEVENOAKS, KENT, TN13 1AD	SHOP AND PREMISES	27.49	£180
44, SEAL ROAD, SEVENOAKS, KENT, TN14 5AR	SHOP AND PREMISES	148.7	£180
46, SEAL ROAD, SEVENOAKS, KENT, TN14 5AR	SHOP AND PREMISES	197.3	£180
26, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	76.72	£150
28, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	76.72	£150
30-32, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT,	SHOP AND PREMISES	275.6	£150

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
TN15 6HD			
34, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	66.3	£150
36, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.68	£150
38, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.7	£150
40, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	67.3	£150
42, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.8	£150
44, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EB	SHOP AND PREMISES	64.7	£150
1, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	45.69	£150
2, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	45.3	£150
3-4, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	128.3	£150
5, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	82.94	£150
6, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	124.1	£150
9, CHURCH ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6DT	SHOP AND PREMISES	23.2	£140

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
103, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EQ	SHOP AND PREMISES	85.56	£140
9, THE SQUARE, SEVENOAKS, KENT, TN13 2AB	SHOP AND PREMISES	129.24	£140
THE BLACK BARN, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AL	SHOP AND PREMISES	24.32	£130
13, HIGH STREET, SEVENOAKS, KENT, TN13 1HZ	SHOP AND PREMISES	35.4	£130
BUTCHERS SHOP, IDE HILL, SEVENOAKS, KENT, TN14 6JN	SHOP AND PREMISES	37.8	£125
48, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	111.76	£125
50, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	103.35	£125
162, LONDON ROAD, SEVENOAKS, KENT, TN13 2JA	SHOP AND PREMISES	26.2	£125
74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	SHOP AND PREMISES	219.12	£120
46, TELSTON LANE, OTFORD, SEVENOAKS, KENT, TN14 5LA	SHOP AND PREMISES	21.06	£120
THE BAKERY, THE GREEN, SEVENOAKS, KENT, TN13 3RH	SHOP AND PREMISES	78.1	£115
19, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YE	SHOP AND PREMISES	32	£115
BUTCHERS SHOP, WINDMILL ROAD, WEALD, SEVENOAKS, KENT, TN14 6PJ	SHOP AND PREMISES	18.2	£115
3, CHURCH ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7HE	SHOP AND PREMISES	26.3	£110
THE OLD POST OFFICE, CHURCH ROAD, HALSTEAD, SEVENOAKS, KENT,	SHOP AND PREMISES	135.42	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
TN14 7HE			
BUTCHERS SHOP, HIGH STREET, KEMSING, SEVENOAKS, KENT, TN15 6NB	SHOP AND PREMISES	39.25	£110
4, HIGH STREET, SHOREHAM, SEVENOAKS, KENT, TN14 7TD	SHOP AND PREMISES	41.1	£110
HANCOCKS, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	SHOP AND PREMISES	46.39	£110
THE POST OFFICE, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	SHOP AND PREMISES	11.7	£110
LHS CLAREMONT HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EU	SHOP AND PREMISES	54.54	£110
RHS CLAREMONT HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EU	SHOP AND PREMISES	51.28	£110
KNOCKHOLT VILLAGE STORES, MAIN ROAD, KNOCKHOLT, SEVENOAKS, KENT, TN14 7LD	SHOP AND PREMISES	37.3	£110
KEMSING POST OFFICE 1, ST EDITHS ROAD, KEMSING, SEVENOAKS, KENT, TN15 6PT	SHOP AND PREMISES	21.6	£110
1, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	69.4	£110
2, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	84.9	£110
3, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15	SHOP AND	70.4	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
6RE	PREMISES		
4, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.2	£110
5, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	126.28	£110
7, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.65	£110
8, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.2	£110
19-21, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	SHOP AND PREMISES	110.37	£110
21A, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	SHOP AND PREMISES	48.49	£110
HEAVER TROPICS, HEAVER TRADING ESTATE, ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7HJ	SHOP AND PREMISES	50.7	£100
110, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	174.95	£100
112, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	71.35	£100
114, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	60.6	£100
116, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	77.8	£100
118, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	175.3	£100

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
122, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	55.9	£100
124-126, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	107.21	£100
128, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	106.8	£100
151-153, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UP	SHOP AND PREMISES	70.7	£100
GND FLR FRT 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	SHOP AND PREMISES	373.12	£100
CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	SHOP AND PREMISES	372.75	£100
22, STATION ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2XA	SHOP AND PREMISES	70.57	£100
18, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UE	SHOP AND PREMISES	207.87	£75
20, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UE	SHOP AND PREMISES	61.3	£75
THE FARM SHOP, OLD LONDON ROAD, BADGERS MOUNT, SEVENOAKS, KENT, TN14 3AE	SHOP AND PREMISES	45.52	£75
ADJ POLHILL ARMS, POLHILL, HALSTEAD, SEVENOAKS, KENT, TN14 7BG	SHOP AND PREMISES	16.9	£75
THE HOP SHOP CASTLE FARM, SHOREHAM ROAD, SHOREHAM, SEVENOAKS, KENT, TN14 7UB	SHOP AND PREMISES	29.6	£70
KGL CAMPING AT CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	SHOP AND PREMISES	36.6	£60

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
UNIT 24, HEAVER TRADING ESTATE, ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7HJ	SHOP AND PREMISES	24.5	£35
11, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	96.2	£320
12, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	89.91	£320
13, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	95	£320
14, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	82.3	£320
15, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	84.89	£320
16, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	57.68	£320
17, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	65.4	£320
46, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	66.2	£320
47, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	53.5	£320
48, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	74.36	£320
49, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	79.9	£320
50, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	96.9	£320
51, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	185.72	£320
52, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	188.57	£320
53, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	99.73	£320

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
LUNN POLY LTD 10, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	168.4	£320
SUPERDRUG STORES PLC 10, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	677.3	£320
1, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	170.4	£320
2, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	65.3	£320
3, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	81.5	£320
4, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	73.3	£320
23, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	37.8	£300
24, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	181.6	£300
32, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	264	£300
34, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	72.1	£300
35, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	69.37	£300
36, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	68.76	£300
38-39, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	312.85	£300
GND FLR 40, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	77.36	£290
25A, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	746.29	£275
25B, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	152.19	£275
31, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	38.9	£250

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
41, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	38.4	£240
BATH STORE, NIGHTINGALE HOUSE, LONDON ROAD, SWANLEY, KENT, BR8 7AB	SHOP AND PREMISES	323.29	£220
1A, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	21.9	£210
3, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	44.64	£210
5, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	87.71	£210
6, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	47.4	£210
7, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	55.4	£210
9, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	184.9	£210
11, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	76.53	£210
12, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	70.72	£210
13, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	70.6	£210
14, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	98.58	£210
15, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	142.84	£210
21, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	64.5	£210
23, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	159.03	£210
39, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	128.1	£210
41, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	88.5	£210

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
42, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	32.9	£210
43, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	45	£210
44, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	47.4	£210
45-47, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	479.34	£210
50, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	48.44	£210
GND FLR 10, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	32.01	£210
RURAL AGE CONCERN DARENT VALLEY PT 27-37, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	471.69	£210
3, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	115.5	£210
5, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	41.12	£210
7, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	48	£210
9, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	71.7	£210
11-13, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	134.41	£210
21, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	84.87	£210
23, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	125.31	£210
25, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	78	£210
27-29, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	155.38	£210
31, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	72.1	£210

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
33, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	86.5	£210
35, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	117.1	£210
37, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	69.8	£210
39-41, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	97.69	£210
43, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	21.9	£210
ALDI STORES LTD, ST MARYS ROAD, SWANLEY, KENT, BR8 7BU	SUPERMARKET AND PREMISES	1385.09	£165
60, TOP DARTFORD ROAD, SWANLEY, KENT, BR8 7SQ	SHOP AND PREMISES	59.99	£165
1, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	47.32	£150
2, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	98.41	£150
3, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	20.2	£150
4-5, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	99.04	£150
6, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	47.6	£150
7, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	28.9	£150
25, COLLEGE ROAD, SWANLEY, KENT, BR8 7LN	SHOP AND PREMISES	49.02	£150
2, HOME HILL, SWANLEY, KENT, BR8 7RR	SHOP AND PREMISES	136.15	£150
14, HOME HILL, SWANLEY, KENT, BR8 7RR	SHOP AND PREMISES	199.92	£150
9, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	60.15	£150

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
11, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	92	£150
13, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	53.68	£150
15, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	110.33	£150
22, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	31.4	£150
24, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	244.6	£150
26, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	77.29	£150
36, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	49.5	£150
42, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	113.7	£150
42, TOP DARTFORD ROAD, SWANLEY, KENT, BR8 7SQ	SHOP AND PREMISES	42.3	£150
CLIVE HOUSE 7, CRAY ROAD, SWANLEY, KENT, BR8 8LN	SHOP AND PREMISES	104.6	£135
7A, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	68.96	£125
31, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	70.7	£100
33, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	85.45	£100
35, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	70	£100
37, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	78.4	£100
1, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	33.62	£100
2, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	30.7	£100

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
3, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	15.6	£100
KINGSWOOD STORES, LONDON ROAD, SWANLEY, KENT, BR8 7AQ	SHOP AND PREMISES	142.3	£100
11, LYNDEN WAY, SWANLEY, KENT, BR8 7DN	SHOP AND PREMISES	53.14	£100
13, LYNDEN WAY, SWANLEY, KENT, BR8 7DN	SHOP AND PREMISES	64.72	£100
1, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	92.8	£100
2, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	35.27	£100
3, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	46.99	£100
4, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	46.13	£100
5, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	43.66	£100
6, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	87.9	£100
7, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	57.6	£100
8, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	105.37	£100
38, SHURLOCK AVENUE, SWANLEY, KENT, BR8 7ST	SHOP AND PREMISES	76.1	£100
42, SHURLOCK AVENUE, SWANLEY, KENT, BR8 7ST	SHOP AND PREMISES	76	£100
WEST VIEW STORES, WEST VIEW ROAD, SWANLEY, KENT, BR8 8BW	SHOP AND PREMISES	64.15	£100
37, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	1374.76	£36
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1ST FLR OFFICE 5 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	46.88	£170
1ST FLR OFFICE 6 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	36	£170
1ST FLR OFFICE 6A AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	29.05	£170
OFFICE 3 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	39.85	£170
HEATING HOUSE, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICE AND PREMISES	72.5	£170
OFFICE 1 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	134.55	£150
OFFICE 2 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	93.49	£150
ECCLES END, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	OFFICES AND PREMISES	100.38	£140
THE OLD STATION HOUSE, HEVER ROAD, HEVER, EDENBRIDGE, KENT, TN8 7ER	OFFICES AND PREMISES	156.56	£125
ACORN HOUSE, TONBRIDGE ROAD, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7AU	OFFICES AND PREMISES	61.9	£125
BUILDING A, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	761.32	£120
THE CLOCK HOUSE, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	132.8	£120
THE OLD GOAT HOUSE, DENCROSS FARM, ROMAN ROAD, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PN	OFFICES AND PREMISES	91.97	£120

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
THE OLD FORGE, GABRIELS FARM, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PP	OFFICES AND PREMISES	52.63	£120
THE OLD LAUNDRY, GABRIELS FARM, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PP	OFFICES AND PREMISES	17.99	£120
HURST FARM BUILDINGS, HURST FARM, DAIRY LANE, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6RA	OFFICES AND PREMISES	94.01	£120
UNIT A, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	134.89	£120
UNIT B, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	306.81	£120
UNIT C, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	319.27	£120
UNIT D, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	164.01	£120
MARLBIDGE HOUSE, ENTERPRISE WAY, EDENBRIDGE, KENT, TN8 6HF	OFFICES AND PREMISES	470.4	£115
R/O 1-2, CROFT LANE, EDENBRIDGE, KENT, TN8 5BA	OFFICE AND PREMISES	14.2	£110
MIDDLE FLR, HEATH HOUSE, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6ST	OFFICES AND PREMISES	180.76	£110
1ST FLR 13A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	29.68	£110
1ST FLR 37-41, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	OFFICE AND PREMISES	148.1	£110
1ST FLR 56, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	OFFICES AND PREMISES	58.4	£110
2B, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	OFFICES AND PREMISES	43.85	£110
2C, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	OFFICES AND PREMISES	38.8	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
9, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	31.7	£110
11, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	78.1	£110
35A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	OFFICES AND PREMISES	38.1	£110
36A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	OFFICES AND PREMISES	117.39	£110
77A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	53.5	£110
82A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICE AND PREMISES	55.5	£110
92A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	79.3	£110
102, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	94.54	£110
124-126, HIGH STREET, EDENBRIDGE, KENT, TN8 5AY	OFFICES AND PREMISES	121.52	£110
128, HIGH STREET, EDENBRIDGE, KENT, TN8 5AY	OFFICES AND PREMISES	354.29	£110
141A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	OFFICES AND PREMISES	40.8	£110
143A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	OFFICES AND PREMISES	48.7	£110
GND & 1ST FLRS 97A-99A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	191.2	£110
GND FLR 92, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	38.1	£110
WATERMILL HOUSE 87, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	154.52	£110
1ST FLR ORPIN HOUSE 1, HILDERS LANE, EDENBRIDGE, KENT, TN8 6JX	OFFICES AND PREMISES	40.85	£110
EMBLEM HOUSE, HILDERS LANE, EDENBRIDGE, KENT, TN8 6JX	OFFICE AND PREMISES	41	£110
11, LINGFIELD ROAD, EDENBRIDGE, KENT, TN8 5DR	OFFICES AND PREMISES	147.3	£110
APEX HOUSE, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	OFFICES AND PREMISES	288.06	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
ENVIROTECH HOUSE 1, MARLPIT HILL, MAIN ROAD, EDENBRIDGE, KENT, TN8 6JE	OFFICES AND PREMISES	154.96	£110
MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	313.13	£110
MILLIONS, MILL HILL, EDENBRIDGE, KENT, TN8 5BU	OFFICES AND PREMISES	103	£110
OFFICE 2 AT MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	17.02	£110
OFFICE 3 AT MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	20.4	£110
EDENBRIDGE LOCAL OFFICE, STANGROVE PARK, EDENBRIDGE, KENT, TN8 5LU	OFFICES AND PREMISES	63.86	£110
1ST FLR SOUTHON HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	142.81	£110
GND FLR SOUTHON HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	135.05	£110
THE KIOSK, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	20.8	£110
1ST FLR 1, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	OFFICES AND PREMISES	97.39	£110
TIMBERS, STATION ROAD, EDENBRIDGE, KENT, TN8 5NB	OFFICES AND PREMISES	88.09	£110
PT UNIT H1, COMMERCE WAY, EDENBRIDGE, KENT, TN8 6ED	OFFICES AND PREMISES	59.47	£100
1ST FLR LHS UNIT K, FIRCREFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	20.93	£95
1ST FLR RHS UNIT K, FIRCREFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	48.16	£95
1ST FLR UNIT T3 DECOTEL HOUSE, FIRCREFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	78.47	£95
1ST FLR, MONZA HOUSE, FIRCREFT WAY, EDENBRIDGE, KENT, TN8 6EJ	OFFICES AND PREMISES	89.5	£95
GND FLR FRONT UNIT 2, ENTERPRISE WAY, EDENBRIDGE, KENT, TN8 6HF	OFFICES AND PREMISES	138.28	£90
UNIT 4A, FIRCREFT BUSINESS CENTRE, FIRCREFT WAY, EDENBRIDGE, KENT, TN8	OFFICES AND PREMISES	139.33	£90

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
6EL			
UNIT 4B, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122.45	£90
UNIT 5A, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	119.95	£90
UNIT 5B, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	141.5	£90
UNIT 1A, NORTON HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122.7	£90
THE GATEHOUSE, WARSOP TRADING ESTATE, HEVER ROAD, EDENBRIDGE, KENT, TN8 5LD	OFFICES AND PREMISES	76.02	£90
UNIT 3, EURO HOUSE, STATION ROAD, EDENBRIDGE, KENT, TN8 6HQ	OFFICES AND PREMISES	247.6	£85
UNIT 1, NORTON HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	172.48	£85
CRAYFORD PRESS UNIT I, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EJ	OFFICES AND PREMISES	250.5	£80
GND FLR UNIT T3 DECOTEL HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	75.15	£80
UNIT 1, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122	£75
UNIT 2A, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	71.74	£75
UNIT 2B, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	37.48	£75
UNIT 3, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	189.8	£75

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
THE ENGINE SHED BROOKERS FARM, STONEWALL PARK, CHIDDINGSTONE HOATH, EDENBRIDGE, KENT, TN8 7DD	OFFICES AND PREMISES	63.06	£60
ROOM F2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	11.7	£300
ROOM F3 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	11.2	£300
ROOM F4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	6.18	£300
ROOM F5 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	12.6	£300
ROOM F7 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.54	£300
ROOM F8 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	9.05	£300
ROOM G1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.01	£300
ROOM G2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	7.5	£300
ROOM S1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.93	£300
ROOMS G3 & G4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	14	£300
ROOM S2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	14.7	£286
ROOM G5 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	17.8	£275
ROOM S3 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	17.7	£275
ROOM F1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	20.8	£264
ROOM F6 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	21.7	£253
UNIT 1 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	8.32	£225
UNIT 4 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	15.6	£225

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
UNIT 5 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	10.29	£225
UNIT 6 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	7.9	£225
UNIT 7 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	8.1	£225
UNIT 8 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	7.9	£225
UNITS 2-3 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	20.34	£225
9A, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	6.72	£215
2ND FLR 3, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	39.63	£180
GND AND 1ST FLRS 3, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	203.4	£180
45, ARGYLE ROAD, SEVENOAKS, KENT, TN13 1HG	OFFICES AND PREMISES	111	£180
THE AVENUE CLINIC AT 11, AVENUE ROAD, SEVENOAKS, KENT, TN13 3UR	OFFICES AND PREMISES	13.19	£180
1ST FLR, BEADLE HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 2JD	OFFICES AND PREMISES	334.59	£180
2ND FLR, BEADLE HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 2JD	OFFICES AND PREMISES	372.9	£180
3 OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	132.3	£180
1ST FLR 5, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	OFFICES AND PREMISES	94.82	£180
1ST FLR 6, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	143.27	£180
1, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	115.98	£180
3-4, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	243.34	£180
1ST FLR 2, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	139.55	£180
2ND FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	205	£180
ROOM 1 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	40.76	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
ROOM 2 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	52	£180
ROOM 3 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	52.49	£180
VSU YOUTH IN ACTION, BRADBOURNE SCHOOL, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3LE	OFFICES AND PREMISES	108.7	£180
SEVENOAKS TOWN COUNCIL, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QG	OFFICES AND PREMISES	192.6	£180
1ST FLR 4, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	TANNING STUDIO AND PREMISES	90.5	£180
1, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	OFFICES AND PREMISES	59.43	£180
5A, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	OFFICES AND PREMISES	96.55	£180
1ST FLR SACKVILLE HOUSE 55, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	168.58	£180
36, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	46.12	£180
GND FLR SACKVILLE HOUSE 55, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	131.12	£180
BUCKHURST HOUSE 44, BUCKHURST LANE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	86.8	£180
CITIZENS ADVICE BUREAU, BUCKHURST LANE, SEVENOAKS, KENT, TN13 1HW	OFFICES AND PREMISES	42.3	£180
1ST FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	162.7	£180
2ND FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	162.7	£180
3RD FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	94.49	£180
GND FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	127.9	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
44, CHIPSTEAD PARK, SEVENOAKS, KENT, TN13 2SN	OFFICES AND PREMISES	28.6	£180
GND FLR REAR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	18.96	£180
ROOM 6 1ST FLR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	17.85	£180
ROOM 7 1ST FLR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	12.41	£180
ROOMS 8 & 9 1ST FLR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	21.76	£180
GND FLR TRICON HOUSE, COFFEE HOUSE YARD, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	165.8	£180
PRUDENTIAL ASSURANCE COMPANY LTD, COFFEE HOUSE YARD, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	154.8	£180
1ST & 2ND FLRS 49, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	OFFICES AND PREMISES	43.9	£180
1ST FLR 38, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	OFFICES AND PREMISES	42.56	£180
2ND FLR 38, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	OFFICES AND PREMISES	28.8	£180
40A, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	OFFICES AND PREMISES	93.87	£180
71, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	DENTAL LABORATORY AND PREMISES	146.39	£180
STANLEY HOUSE 49, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	OFFICE AND PREMISES	74.3	£180
3A, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	OFFICES AND PREMISES	80.9	£180
8B, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	OFFICES AND PREMISES	48.5	£180
1ST FLR FRT & PT 3RD FLR, ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13 1DU	OFFICES AND PREMISES	201.96	£180
2ND FLR, ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13 1DU	OFFICES AND PREMISES	534.48	£180
GND & PT 3RD FLR, ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13	OFFICES AND PREMISES	623.18	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1DU			
1ST & 2ND FLR 149, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICES AND PREMISES	67.93	£180
1ST 2ND & 3RD FLRS 67, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	OFFICES AND PREMISES	198.2	£180
1ST FLR 53-55, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	289.11	£180
1ST FLR 94A, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	89.8	£180
1ST FLR 96, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	444.88	£180
1ST FLR FRONT L H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	146.4	£180
1ST FLR FRONT R H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	239.02	£180
1ST FLR REAR 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	161.4	£180
2ND FLR 87-93, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	OFFICES AND PREMISES	162.1	£180
2ND FLR 94A, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	40.85	£180
2ND FLR 96, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	129.7	£180
2ND FLR FRONT L H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	217.6	£180
2ND FLR FRONT R H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	210.71	£180
63A-65A FRONT, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	OFFICES AND PREMISES	113.49	£180
63A-65A REAR, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	OFFICES AND PREMISES	60.49	£180
GND FLR FRONT 34-36, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	OFFICES AND PREMISES	137.2	£180
MANOR VILLA 165, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICES AND PREMISES	245.3	£180
PT 1ST & PT 2ND FLRS 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	258.27	£180
SUITE 1 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	58.13	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE 2 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	38.8	£180
SUITE 3 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	37.3	£180
SUITE 4 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	38.7	£180
THE STUDIO 149A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICES AND PREMISES	43.94	£180
UNIT 1 1ST FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	41.6	£180
UNIT 2 1ST FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	22.8	£180
UNIT 3 2ND FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	53.3	£180
UNIT 4 2ND FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	28.2	£180
1ST FLOOR 48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	OFFICES AND PREMISES	38.4	£180
1ST FLR 54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	OFFICES AND PREMISES	36.98	£180
OFFICES 1 & 2 AT 52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	OFFICES AND PREMISES	84.81	£180
RADCLIFFE HOUSE, HOMEFIELD ROAD, SEVENOAKS, KENT, TN13 2DU	OFFICES AND PREMISES	77.52	£180
3, LOCKS YARD, HIGH STREET, SEVENOAKS, KENT, TN13 1LT	OFFICES AND PREMISES	127.36	£180
OFFICE AT DUNTON GREEN PAVILION, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UR	OFFICES AND PREMISES	7.19	£180
1ST FLR 28A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	OFFICES AND PREMISES	33.05	£180
1ST FLR 50, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	OFFICE AND PREMISES	57	£180
3A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	OFFICE	23.7	£180
AMHERST HOUSE 22-26, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	OFFICES AND PREMISES	292.6	£180
1ST FLR & PT 2ND FLR 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	OFFICES AND PREMISES	791.76	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1ST FLR 42-44, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	151.86	£180
1ST FLR 46, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	56.17	£180
1ST FLR 50-52, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	157.87	£180
1ST FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	160.4	£180
2ND FLR 50-52, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	157.87	£180
2ND FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	157.64	£180
3RD FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	71.48	£180
43B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	56.26	£180
65A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	OFFICES AND PREMISES	38.7	£180
69C, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	96.2	£180
ICM HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DE	OFFICES AND PREMISES	978.97	£180
OFFICE 1 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	11.9	£180
OFFICE 10 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	8.29	£180
OFFICE 2 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	12.15	£180
OFFICE 3 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	8.69	£180
OFFICE 5 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	16.31	£180
OFFICE 6 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	9.23	£180
OFFICE 7 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	17.2	£180
OFFICE 8 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	17.97	£180
OFFICE 9 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	8.29	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
PT 2ND FLR 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	OFFICES AND PREMISES	119.36	£180
PT GND FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	99.17	£180
1ST FLR 1, OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	50.44	£180
2, OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	118.66	£180
GND FLR 1, OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	46.05	£180
GND FLR LHS, OAK HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1AF	OFFICES AND PREMISES	245.4	£180
GND FLR RHS, OAK HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1AF	OFFICES AND PREMISES	134.5	£180
SEVENOAKS TENANTS LTD, OAKHILL ROAD, SEVENOAKS, KENT, TN13 1NY	OFFICES AND PREMISES	35.4	£180
1ST FLR 13, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	73.8	£180
1ST FLR 4, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	202.63	£180
1ST FLR LHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	55.7	£180
1ST FLR MIDDLE REAR 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	17.6	£180
1ST FLR RHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	81.31	£180
2ND FLR 26-28, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	266.4	£180
6, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	499.15	£180
GND & 1ST FLRS 26-28, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	752.94	£180
GND FLR 4, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	193.6	£180
GND FLR LHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	73.67	£180
GND FLR RHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	50.35	£180
PROSPECT HOUSE 8, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	819.75	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
PT GND FLR 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	31.7	£180
SUITE 1 2ND FLR 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	35.46	£180
SUITE 2 2ND FLR 2 PEMBROKE ROAD SEVENOAKS KENT TN13 1XR, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	60.84	£180
CLINIC AT 5, POUND LANE, SEVENOAKS, KENT, TN13 3TB	OFFICES AND PREMISES	14.62	£180
ROCKDALE LODGE, ROCKDALE ROAD, SEVENOAKS, KENT, TN13 1JT	OFFICES AND PREMISES	164.22	£180
UNIT A, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	237.4	£180
UNIT B, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	241	£180
UNIT C, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	244.5	£180
UNIT D, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	242.4	£180
4, SEVENOAKS STATION, LONDON ROAD, SEVENOAKS, KENT, TN13 1DP	OFFICES AND PREMISES	71.7	£180
UNIT 6, SEVENOAKS STATION, LONDON ROAD, SEVENOAKS, KENT, TN13 1DP	OFFICES AND PREMISES	13.95	£180
1ST FLR REAR ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13 1DU	OFFICES AND PREMISES	335.21	£180
ANTON HOUSE, SOUTH PARK, SEVENOAKS, KENT, TN13 1EB	OFFICES AND PREMISES	192.8	£180
SOUTH PARK STUDIOS, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	101.38	£180
1B, ST JAMES ROAD, SEVENOAKS, KENT, TN13 3NH	OFFICES AND PREMISES	72.9	£180
6, ST JAMES ROAD, SEVENOAKS, KENT, TN13 3NH	OFFICES AND PREMISES	11	£180
CAXTON HOUSE 20-22, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	OFFICES AND PREMISES	269.8	£180
SUITE 1 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	11.2	£180
SUITE 2 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	18.2	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE 3 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	10.52	£180
SUITE 4 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	16.9	£180
SUITE 5 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	21.3	£180
1ST FLR LHS 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	199.3	£180
1ST FLR RHS 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	278.6	£180
2ND FLR 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	464.2	£180
GND FLR LHS FRONT AT 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	46.6	£180
MKLDAS, THE COBDEN CENTRE, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	13.4	£180
RELATE, THE COBDEN CENTRE, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	30	£180
WOMENS ROYAL VOLUNTARY SERVICE, THE COBDEN CENTRE, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	30.9	£180
1, THE DRIVE, SEVENOAKS, KENT, TN13 3AB	OFFICES AND PREMISES	318.5	£180
1, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	110.9	£180
2, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	117.84	£180
3, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	178.42	£180
4, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	87.8	£180
5, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	23.9	£180
1, THE SHAMBLES, SEVENOAKS, KENT, TN13 1LJ	OFFICES AND PREMISES	140.53	£180
1ST & 2ND FLRS 2, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICES AND PREMISES	61.3	£180
1ST FLR 3, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	65.5	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
2ND FLR 1, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	63.6	£180
2ND FLR 3, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	64.3	£180
GND FLR 1, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	81.8	£180
GND FLR LHS AND 1ST FLR THE GRANARY, WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	83.24	£180
THE STABLES & GND FLR RHS THE GRANARY, WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	82.32	£180
1ST FLR 5, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	39.45	£180
17A, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	22.45	£180
GND FLR 5, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	25.94	£180
2, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	134.6	£180
3, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICE AND PREMISES	60	£180
SUITE 1 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	36.3	£180
SUITE 2 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	10.41	£180
SUITE 3 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	21.2	£180
SUITE 4 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	16.4	£180
MARKERSTUDY HOUSE 45, WESTERHAM ROAD, SEVENOAKS, KENT, TN13 2QB	OFFICES AND PREMISES	643.81	£180
2ND FLR LHS 1, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	34.96	£173
GND FLR LHS 1, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	77.31	£173
PT GND FLR & 1ST FLR 1, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	129.51	£173

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
TOWNSEND CHAMBERS, AMHERST HILL, SEVENOAKS, KENT, TN13 2EL	OFFICES AND PREMISES	147.45	£173
2ND & 3RD FLRS 154, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	685.63	£173
GND FLR 154, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	326.57	£173
RIVERPOINT HOUSE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	476.5	£173
101, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	1324.1	£173
OLD CABINET HOUSE 120A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	111.2	£173
SUITE 1 2ND FLR 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	929.76	£173
7, OAKHILL ROAD, SEVENOAKS, KENT, TN13 1NW	OFFICES AND PREMISES	1347.4	£173
9, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	115.3	£173
15, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	395.4	£173
21, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	136.9	£173
30, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	220.5	£173
7-9, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	OFFICES AND PREMISES	372.8	£173
1ST FLR, SUFFOLK HOUSE 154, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	547.38	£173
1ST FLR ST JOHNS HOUSE, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1TG	OFFICES AND PREMISES	451.7	£173
3RD FLR 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	330.8	£173
GND FLR ST JOHNS HOUSE, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1TG	OFFICES AND PREMISES	450.98	£173
1ST FLR 2, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	65.2	£170
1, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICE AND PREMISES	66.4	£170
2ND FLR 2, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	49	£170

Agenda Item 5h

Sevenoaks District Council

D|S|P Housing & Development Consultants

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
3, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	154.7	£170
4, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	130.87	£170
5, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	89.7	£170
6, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	102.5	£170
7, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	71.1	£170
6A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	OFFICES AND PREMISES	30.77	£170
1, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	45.36	£170
2, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	70.24	£170
3A, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	82.89	£170
3B, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	88.71	£170
4, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	49.16	£170
1ST FL RHS WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	524.5	£170
166, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EL	OFFICES AND PREMISES	166.3	£170
DARENTH HOUSE, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	1413.1	£170
BANK BUILDING, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QX	OFFICES AND PREMISES	92.42	£170
1ST FLR SOUTH, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	684.7	£170

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
GND FLR NORTH FRONT, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	145.19	£170
GND FLR NORTH REAR, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	355.81	£170
GND FLR SOUTH, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	609.68	£170
1ST FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	137.4	£165
2ND FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	378.86	£165
7TH FLR LHS & PT RHS, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	275.1	£165
AYLESFERNIE PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	60	£165
NATIONAL MUTUAL LIFE ASSURANCE PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	125.3	£165
PT RHS 7TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	99.32	£165
SUITE A (1) 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	78.95	£165
SUITE A (2) 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	66.24	£165
SUITE A 3RD FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	180.52	£165
SUITE A 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	53.17	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE B 3RD FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	189.22	£165
SUITE B 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	26.48	£165
SUITE B 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	80.1	£165
SUITE B 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	168.18	£165
SUITE C 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	66.87	£165
SUITE D (1) 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	46.79	£165
SUITE D (2) 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	47.77	£165
SUITE D 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	94.7	£165
SUITE E 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	39.39	£165
SUITE E 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	99.06	£165
SUITE F 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	54.69	£165
TRANSMAAR PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	147.5	£165
1ST FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	137.4	£165
3RD FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13	OFFICES AND PREMISES	375.6	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1BL			
4TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	371.67	£165
5TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	387.38	£165
6TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	374.12	£165
7TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	375.52	£165
8TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	328.6	£165
GATEWAY CONTAINERS UK LTD, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	68.8	£165
SPINNAKER BUSINESS SOFTWARE LTD PT 2ND FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	85.3	£165
TRUST RESEARCH SERVICES LTD PT 2ND FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	217.4	£165
5, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	12.2	£165
6, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	57.26	£165
7, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	58.1	£165
8, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	46	£165
9, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	20.5	£165
10, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	18.71	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
11A, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	27	£165
11, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	42.8	£165
12, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	28.32	£165
13, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICE AND PREMISES	11.96	£165
14-15, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	59.41	£165
16, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	28.73	£165
19, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	16.1	£165
GND FLR REAR, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	381.8	£165
SUITE A 6TH FLR BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	68.1	£165
1ST FLR FRT RHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	126.8	£163
1ST FLR LHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	313.1	£163
1ST FLR REAR RHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	174.5	£163
2ND FLR 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	608.65	£163
GND FLR 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	600.3	£163
1ST FLR ST JOHNS HOUSE 2A, BRADBOURNE ROAD, SEVENOAKS, KENT, TN13 3PY	OFFICES AND PREMISES	49	£160
BST & GND FLR FRT 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	47.5	£160
ROOM S4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	50.48	£160
1ST FLR LHS MIDDLE 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	50.43	£160

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1ST FLR 105, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	OFFICES AND PREMISES	40.75	£160
103B, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	OFFICES AND PREMISES	37	£160
11A, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	OFFICES AND PREMISES	30.9	£160
113A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	38.2	£160
115A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	42.83	£160
1ST & 2ND FLRS 132, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICES AND PREMISES	80.1	£158
1ST & 2ND FLRS 82, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	114.09	£158
1ST FLR 105, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	OFFICES AND PREMISES	82.28	£158
1ST FLR 57, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	70.1	£158
2ND FLR 205, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	OFFICES AND PREMISES	50.61	£158
2ND FLR 43, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	47.48	£158
2ND FLR 72, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	OFFICES AND PREMISES	51.57	£158
35, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	OFFICES AND PREMISES	69.2	£158
43-45, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	221.53	£158
45, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	98.77	£158
48A, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	OFFICES AND PREMISES	46.71	£158
50, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	OFFICES AND PREMISES	676.5	£158
64A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	OFFICES AND PREMISES	80.96	£158
86A, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	136.63	£158
116A, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	OFFICES AND PREMISES	131.3	£158

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
150A, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	134.36	£158
156, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	194.76	£158
1ST & 2ND FLRS 27, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	53	£158
1ST FLR 29A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	58.6	£158
1ST FLR 9, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	109.84	£158
1ST FLR CHAPEL HOUSE 31B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	95.26	£158
1ST FLR LHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	29.2	£158
1ST FLR RHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	49.44	£158
2ND FLR 29A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	44.9	£158
2ND FLR 9, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	167.6	£158
2ND FLR LHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	63.9	£158
2ND FLR RHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	57	£158
ALEXANDER HOUSE 39, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	415.2	£158
BURFORD HOUSE 44, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	287.69	£158
GND FLR CHAPEL HOUSE 31B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	103.34	£158
GND FLR LHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	60.25	£158
PT 1ST FLR & 2ND FLR 14-18, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	OFFICES AND PREMISES	72	£158
PT 1ST FLR 14-18, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	OFFICES AND PREMISES	109.1	£158
GND FLR 5, THE QUADRANT, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YD	OFFICES AND PREMISES	97.58	£158
PT GND FLR & 1ST FLR 5, THE QUADRANT, VICTORIA ROAD, SEVENOAKS, KENT, TN13	OFFICES AND PREMISES	148.38	£158

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1YD			
146, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	OFFICES AND PREMISES	54.02	£157
2ND FLR, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	1223.96	£150
SUITE 1H, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	54.5	£150
SUITE 1J, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	54.6	£150
SUITE 1K, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	49.2	£150
SUITE 3A, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	201	£150
SUITES 1A & 1G, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	574.95	£150
SUITE 1, CHAUCER HOUSE, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6PW	OFFICES AND PREMISES	47.7	£150
SUITES 2-4, CHAUCER HOUSE, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6PW	OFFICES AND PREMISES	176.9	£150
GND FLR BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	701.26	£150
SUITE 1B BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	161.83	£150
SUITE 1BC, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	32.79	£150
SUITE 1C BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	112.8	£150
SUITE 1D BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	85.72	£150
SUITE 3B BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	161.55	£150
1A, ST JAMES ROAD, SEVENOAKS, KENT, TN13 3NH	OFFICES AND PREMISES	58.9	£140
99, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	61.4	£140
105, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	60.2	£140

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
16, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	73.94	£140
2ND FLR 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	3337.61	£135
GND & 1ST FLRS 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	9353.82	£135
136, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UR	OFFICES AND PREMISES	117.95	£130
147A, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UP	OFFICES AND PREMISES	98.3	£130
PT 1ST FLR 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	160.12	£130
24B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	OFFICES AND PREMISES	99.5	£130
HENDRY HOUSE 1, OAKHILL ROAD, SEVENOAKS, KENT, TN13 1NY	OFFICES AND PREMISES	97.4	£130
1ST FLR 1, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICES AND PREMISES	89.2	£130
8, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YE	OFFICES AND PREMISES	78.2	£130
UNIT 1A, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	127.43	£130
UNIT 1B, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	107.26	£130
UNIT 4, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	97	£130
THE TEA BARN, CASTLE FARM, REDMANS LANE, SHOREHAM, SEVENOAKS, KENT, TN14 7UB	OFFICES AND PREMISES	82.89	£125
CHEVENING ESTATE OFFICE, CHEVENING ROAD, CHEVENING, SEVENOAKS, KENT, TN14 6HG	OFFICES AND PREMISES	51.9	£125
BRITISH TELECOMMUNICATIONS PLC, CHILDSBRIDGE LANE, SEAL, SEVENOAKS, KENT, TN15 0BU	OFFICES AND PREMISES	16.5	£125
12, CHURCH FIELD COTTAGES, LANDWAY, SEAL, SEVENOAKS, KENT, TN15 0DR	OFFICES AND PREMISES	54.77	£125
8, DIPPERS CLOSE, KEMSING, SEVENOAKS, KENT, TN15 6QD	OFFICES AND PREMISES	9.91	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
OLD POST OFFICE STORES, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	OFFICES AND PREMISES	307.65	£125
STALLEON HOUSE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JS	OFFICES AND PREMISES	293.46	£125
1ST FLR 28A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	OFFICES AND PREMISES	56.9	£125
21, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	OFFICES AND PREMISES	48.02	£125
DARENTH HOUSE 60, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5TL	OFFICES AND PREMISES	402.76	£125
34, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AP	OFFICES AND PREMISES	40.6	£125
37, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AW	OFFICES AND PREMISES	250.65	£125
GND FLR 16, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	OFFICES AND PREMISES	189.69	£125
OFFICES 1-2 1ST FLR 16, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	OFFICES AND PREMISES	40.53	£125
49A, HIGH STREET, SHOREHAM, SEVENOAKS, KENT, TN14 7TB	OFFICES AND PREMISES	47.55	£125
WHITLEY FARM, IDE HILL, SEVENOAKS, KENT, TN14 6BS	OFFICES AND PREMISES	195.78	£125
CONSYSTA, KINGS LODGE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	31.33	£125
PALMERS TRAVEL, KINGS LODGE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	29.17	£125
MERRIDENE, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	OFFICE	12.3	£125
STEPHEN HILL, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	306.81	£125
FOXES, MAIN ROAD, KNOCKHOLT, SEVENOAKS, KENT, TN14 7JE	OFFICES AND PREMISES	24.94	£125
MARKERSTUDY HOUSE 108-112, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ES	OFFICES AND PREMISES	310.45	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
OFFICES AT GODFREYS, OTFORD ROAD, SEVENOAKS, KENT, TN14 5EG	OFFICES AND PREMISES	54.76	£125
PORTAKABIN 1 AT CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	OFFICES AND PREMISES	8.81	£125
PORTAKABIN 2 AT CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	OFFICES AND PREMISES	10.4	£125
THE ANNEXE AT 163, SEAL HOLLOW ROAD, SEVENOAKS, KENT, TN13 3SP	OFFICES AND PREMISES	29.5	£125
FERNSHAW, SEAL, SEVENOAKS, KENT, TN15 0EZ	OFFICES AND PREMISES	63.8	£125
ROOM 23, SOUTH ASH MANOR, SOUTH ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7EN	OFFICES AND PREMISES	18.86	£125
UNIT 2, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	37.72	£125
UNIT 3, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	40.99	£125
UNIT 4A, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	17.69	£125
UNIT 4B, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	16.37	£125
UNIT 5, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	28.66	£125
OFFICE AT HALL PLACE COTTAGE, STONE STREET, SEAL, SEVENOAKS, KENT, TN15 0LG	OFFICES AND PREMISES	97.11	£125
HALSTEAD PHYSIOTHERAPY 26, THE MEADOWS, HALSTEAD, SEVENOAKS, KENT, TN14 7HD	OFFICES AND PREMISES	29.34	£125
PT 1ST FLR LHS, THE STABLES, SOUTH ASH MANOR, SOUTH ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7EN	OFFICES AND PREMISES	38.76	£125
BROOMSLEIGH FARM OFFICES, WATERY LANE, SEAL, SEVENOAKS, KENT, TN15 0ES	OFFICES AND PREMISES	166.69	£125
GND FLR ST JOHNS HOUSE 2A, BRADBOURNE ROAD, SEVENOAKS, KENT, TN13 3PY	OFFICES AND PREMISES	131.12	£120

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
LHS THE OLD GRANARY DIBGATE FARM, CHEVENING ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6AB	OFFICES AND PREMISES	94.19	£120
THE OLD CALF HOUSE DIBGATE FARM, CHEVENING ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6AB	OFFICES AND PREMISES	105.08	£120
58, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	136.68	£120
GND FLR 80, GRANVILLE ROAD, SEVENOAKS, KENT, TN13 1HA	OFFICES AND PREMISES	95.44	£120
18-20, GREATNESS ROAD, SEVENOAKS, KENT, TN14 5BY	OFFICES AND PREMISES	108.2	£120
THE GRANARY, LAMBERHURST FARM, SHOREHAM LANE, HALSTEAD, SEVENOAKS, KENT, TN14 7BY	OFFICES AND PREMISES	67.3	£120
OFFICE AT CHIMHAMS FARM, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6BT	OFFICES AND PREMISES	365.79	£120
THE OAST HOUSE UNIT 3, MICHAELS LANE, WEST YOKE, ASH, SEVENOAKS, KENT, TN15 7EP	OFFICES AND PREMISES	95.5	£120
UNIT 2, MICHAELS LANE, WEST YOKE, ASH, SEVENOAKS, KENT, TN15 7HU	OFFICES AND PREMISES	85.21	£120
UNIT 5, MICHAELS LANE, WEST YOKE, ASH, SEVENOAKS, KENT, TN15 7HT	OFFICES AND PREMISES	53.27	£120
1ST FLR BAT & BALL STUDIO 168, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	OFFICES AND PREMISES	103.9	£120
16, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	OFFICES AND PREMISES	135	£120
18, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	OFFICES AND PREMISES	136	£120
125A & C, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	89.58	£120
GND FLR BAT & BALL STUDIO 168, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	OFFICES AND PREMISES	118.6	£120
THE OLD MEETING HOUSE, ST JOHNS ROAD, SEVENOAKS, KENT, TN13 3LR	OFFICES AND PREMISES	112.97	£120
SOUTH ASH MANOR, SOUTH ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7EN	OFFICES AND PREMISES	772.46	£119

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
UNIT 2, R/O MEADOW HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6ER	OFFICES AND PREMISES	217.08	£100
1ST FLR UNIT C6, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YT	OFFICES AND PREMISES	148.1	£95
GND FLR UNIT C6, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YT	OFFICES AND PREMISES	120.1	£95
LAKESIDE PAVILLION, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6NR	OFFICES AND PREMISES	208.99	£95
UNIT D10, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YU	OFFICES AND PREMISES	88.1	£95
UNIT D9, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YU	OFFICES AND PREMISES	78.46	£95
RAMAC HOLDINGS LTD, HARDYS YARD, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	148.32	£95
2ND FLR OFFICE CHANNEL COMMERCIAL, PILGRIMS WAY, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TL	OFFICES AND PREMISES	69.91	£90
1ST & 2ND FLRS UNIT 16, NORTH DOWNS BUSINESS PARK, PILGRIMS WAY, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TL	OFFICES AND PREMISES	259.52	£85
GND FLR UNIT 16, NORTH DOWNS BUSINESS PARK, PILGRIMS WAY, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TL	OFFICES AND PREMISES	169.42	£85
UNIT 3A, BEECHCROFT FARM, CHAPEL WOOD ROAD, ASH, SEVENOAKS, KENT, TN15 7HX	OFFICES AND PREMISES	108.41	£80
UNIT 1A, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	22.79	£80
UNIT 1B, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	14.55	£80
UNIT 1C, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD,	OFFICES AND PREMISES	13.3	£80

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SEVENOAKS, KENT, TN14 7ER			
UNIT 3B, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	15.54	£80
UNIT 3C, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	35.42	£80
UNITS 2 & 3A, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	58.74	£80
UNIT 7, WINKHURST FARM, COOPERS CORNER, IDE HILL, SEVENOAKS, KENT, TN14 6LB	OFFICES AND PREMISES	54.51	£78
UNIT 6, WINKHURST FARM, COOPERS CORNER, IDE HILL, SEVENOAKS, KENT, TN14 6LB	OFFICES AND PREMISES	77.58	£72
UNIT 2, BARTRAM FARM, OLD OTFORD ROAD, SEVENOAKS, KENT, TN14 5EZ	OFFICES AND PREMISES	61.81	£70
1ST FLR UNIT C1, CHART FARM, STYANTS BOTTOM ROAD, STYANTS BOTTOM, SEAL, SEVENOAKS, KENT, TN15 0ES	OFFICES AND PREMISES	42.32	£45
17, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	298	£210
37, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	83.08	£210
UNIT 1, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	44.21	£175
UNIT 2, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	43.55	£175
UNIT 3, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	47.41	£175
UNIT 4, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	47.31	£175
25, BEVAN PLACE, SWANLEY, KENT, BR8 8BH	OFFICES AND PREMISES	44.8	£170

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
27, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TH	OFFICES AND PREMISES	28.6	£170
28, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TH	OFFICES AND PREMISES	67.5	£170
UNIT 2A AT 33, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	OFFICES AND PREMISES	58.91	£170
UNIT 3 AT 33, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	OFFICES AND PREMISES	129.92	£170
1ST & 2ND FLRS 2, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES & PREMISES	340.34	£170
1ST FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES & PREMISES	295.3	£170
GND FLR 6, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES & PREMISES	120.1	£170
LITTLE HEATH, ST MARYS ROAD, SWANLEY, KENT, BR8 7BU	OFFICES AND PREMISES	238.41	£133
1ST & 2ND FLRS 1, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	258.73	£133
4, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	228.8	£133
7, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	243.24	£133
8, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	486.68	£133
GND FLR 1, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	132.73	£133
GND FLR 2, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	163.5	£133
GND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	289.4	£133
PT GND FLR 5, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	84	£133
PT GND FLR 5 & 1ST FLR 5-6, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	255.08	£133

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE A 2ND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	77.66	£133
SUITE B 2ND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	169.45	£133
UNIT 6M, BUTTON STREET BUSINESS PARK, BUTTON STREET, SWANLEY, KENT, BR8 8DX	OFFICES AND PREMISES	56.9	£125
ADJ 49A, COLLEGE ROAD, SWANLEY, KENT, BR8 7LN	OFFICES AND PREMISES	46	£125
MALYONS HOUSE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	116.5	£125
OFFICE AT 40, COURT CRESCENT, SWANLEY, KENT, BR8 8NR	OFFICES AND PREMISES	21.38	£125
OUTBUILDING AT THE MOUNT, CRAY ROAD, SWANLEY, KENT, BR8 8LP	OFFICES AND PREMISES	41.74	£125
TAXI OFFICE SWANLEY STATION, GOLDSSEL ROAD, SWANLEY, KENT, BR8 8JD	OFFICES AND PREMISES	4.1	£125
1ST & 2ND FLRS 27-37, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	195.71	£125
1ST FLR 10, HIGH STREET, SWANLEY, KENT, BR8 8BE	OFFICES AND PREMISES	17.01	£125
1ST FLR 11-13, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	147.66	£125
1ST FLR 38-40, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	94.7	£125
12A, HIGH STREET, SWANLEY, KENT, BR8 8BE	OFFICES AND PREMISES	74.5	£125
16, HIGH STREET, SWANLEY, KENT, BR8 8BG	OFFICES AND PREMISES	112.8	£125
41A & R/O 41A, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	121.48	£125
42A, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	36	£125
43A, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	80.3	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
46, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	77.68	£125
48, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	39.71	£125
GND FLR 38, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	58.38	£125
GND FLR 40, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	39.3	£125
R/O 41, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	60.5	£125
THE WILLOWS, HILDA MAY AVENUE, SWANLEY, KENT, BR8 7BT	OFFICES AND PREMISES	890.86	£125
PORTAKABIN AT, KNIGHTS YARD, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	14.4	£125
THE CORNER HOUSE, LONDON ROAD, SWANLEY, KENT, BR8 7QD	OFFICES AND PREMISES	52.79	£125
UNIT A1, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	24	£125
UNIT A2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	28.5	£125
UNIT A3, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	28.8	£125
UNIT C4, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	12.1	£125
UNITS B1-B2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	42.6	£125
UNITS C1-C2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	56.9	£125
1ST FLR 11-13, STATION ROAD, SWANLEY, KENT, BR8 8ES	OFFICES AND PREMISES	53.87	£125
1ST FLR 40, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	OFFICES AND PREMISES	78.39	£125
30A, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TH	OFFICES AND PREMISES	116.8	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
193, SWANLEY LANE, SWANLEY, KENT, BR8 7LA	OFFICES AND PREMISES	110.7	£125
HEALTH AND SCIENTIFIC CONSTRUCTION LTD, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	OFFICES AND PREMISES	154.69	£125
OFFICE 1, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	130.28	£125
OFFICE 2, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	60.26	£125
OFFICE 3 & 4, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	126.98	£125
OFFICE 5, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	130.28	£125
THE OLD BARN, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	568.1	£125
WEST KENT 16 PLUS TEAM, YOUTH & COMMUNITY CENTRE, ST MARYS ROAD, SWANLEY, KENT, BR8 7BU	OFFICES AND PREMISES	153.58	£125
UNIT 1, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	66.88	£120
UNIT 2, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	72.52	£120
UNIT 3, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	77.57	£120
UNIT 4, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	73.98	£120
UNIT 4, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	108	£120
1ST FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	386.17	£115

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
2ND & 3RD FLRS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	768.88	£115
5TH & 6TH FLRS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	757.4	£115
7TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	384.44	£115
GND FLR LHS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	168.56	£115
GND FLR RHS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	126.38	£115
PT 4TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	161.04	£115
SPT LTD PT 4TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	223.4	£115
UNIT 1 ROSEDALE NURSERY, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	121	£110
UNIT 2 ROSEDALE NURSERY, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	150.6	£110
MEDIA HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HU	OFFICES AND PREMISES	2277.35	£104
UNIT 1A, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	51.19	£100
UNIT 1B, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	34.35	£100
UNIT 2, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	87.87	£100
JETTCOMM, MERIDIAN HOUSE, PARK ROAD, SWANLEY, KENT, BR8 8AH	OFFICES AND PREMISES	292.22	£80
BUILDING C RHS, OLD FORGE YARD, SWANLEY VILLAGE ROAD, SWANLEY, KENT, BR8 7NF	OFFICES AND PREMISES	28.8	£40
ALSO SEE EGI EXTRACTS AT THE END OF THIS APPENDIX			

HOTELS

Searched VOA Rating List web-site – 9 hotels listed - no summary valuations available owing to commercial sensitivities – limited information to apply. Wider web research showed values to be highly variable dependent on type, location and likely letting income. In practice, much on viability will depend on specifics. Assumptions have been made – see report details.

EGi Data

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Sevenoaks	2020-01-01	Residential	Sale	1000	100000	5.00	5000	5000
Sevenoaks	2020-02-15	Residential	Sale	1200	120000	4.17	5000	4167
Sevenoaks	2020-03-01	Residential	Sale	800	80000	6.25	5000	6250
Sevenoaks	2020-03-15	Residential	Sale	1500	150000	3.33	5000	3333
Sevenoaks	2020-04-01	Residential	Sale	2000	200000	2.50	5000	2500
Sevenoaks	2020-04-15	Residential	Sale	1800	180000	2.78	5000	2778
Sevenoaks	2020-05-01	Residential	Sale	1100	110000	4.55	5000	4545
Sevenoaks	2020-05-15	Residential	Sale	1300	130000	3.85	5000	3846
Sevenoaks	2020-06-01	Residential	Sale	900	90000	5.56	5000	5556
Sevenoaks	2020-06-15	Residential	Sale	1400	140000	3.57	5000	3571
Sevenoaks	2020-07-01	Residential	Sale	1600	160000	3.13	5000	3125
Sevenoaks	2020-07-15	Residential	Sale	1700	170000	2.94	5000	2941
Sevenoaks	2020-08-01	Residential	Sale	1000	100000	5.00	5000	5000
Sevenoaks	2020-08-15	Residential	Sale	1100	110000	4.55	5000	4545
Sevenoaks	2020-09-01	Residential	Sale	1200	120000	4.17	5000	4167
Sevenoaks	2020-09-15	Residential	Sale	1300	130000	3.85	5000	3846
Sevenoaks	2020-10-01	Residential	Sale	1400	140000	3.57	5000	3571
Sevenoaks	2020-10-15	Residential	Sale	1500	150000	3.33	5000	3333
Sevenoaks	2020-11-01	Residential	Sale	1600	160000	3.13	5000	3125
Sevenoaks	2020-11-15	Residential	Sale	1700	170000	2.94	5000	2941
Sevenoaks	2020-12-01	Residential	Sale	1800	180000	2.78	5000	2778
Sevenoaks	2020-12-15	Residential	Sale	1900	190000	2.63	5000	2632
Sevenoaks	2021-01-01	Residential	Sale	2000	200000	2.50	5000	2500
Sevenoaks	2021-01-15	Residential	Sale	2100	210000	2.38	5000	2381
Sevenoaks	2021-02-01	Residential	Sale	2200	220000	2.27	5000	2273
Sevenoaks	2021-02-15	Residential	Sale	2300	230000	2.17	5000	2174
Sevenoaks	2021-03-01	Residential	Sale	2400	240000	2.08	5000	2083
Sevenoaks	2021-03-15	Residential	Sale	2500	250000	2.00	5000	2000
Sevenoaks	2021-04-01	Residential	Sale	2600	260000	1.92	5000	1923
Sevenoaks	2021-04-15	Residential	Sale	2700	270000	1.85	5000	1852
Sevenoaks	2021-05-01	Residential	Sale	2800	280000	1.79	5000	1786
Sevenoaks	2021-05-15	Residential	Sale	2900	290000	1.72	5000	1724
Sevenoaks	2021-06-01	Residential	Sale	3000	300000	1.67	5000	1667
Sevenoaks	2021-06-15	Residential	Sale	3100	310000	1.61	5000	1613
Sevenoaks	2021-07-01	Residential	Sale	3200	320000	1.56	5000	1562
Sevenoaks	2021-07-15	Residential	Sale	3300	330000	1.52	5000	1515
Sevenoaks	2021-08-01	Residential	Sale	3400	340000	1.47	5000	1471
Sevenoaks	2021-08-15	Residential	Sale	3500	350000	1.43	5000	1429
Sevenoaks	2021-09-01	Residential	Sale	3600	360000	1.39	5000	1389
Sevenoaks	2021-09-15	Residential	Sale	3700	370000	1.35	5000	1351
Sevenoaks	2021-10-01	Residential	Sale	3800	380000	1.32	5000	1316
Sevenoaks	2021-10-15	Residential	Sale	3900	390000	1.28	5000	1282
Sevenoaks	2021-11-01	Residential	Sale	4000	400000	1.25	5000	1250
Sevenoaks	2021-11-15	Residential	Sale	4100	410000	1.22	5000	1220
Sevenoaks	2021-12-01	Residential	Sale	4200	420000	1.19	5000	1190
Sevenoaks	2021-12-15	Residential	Sale	4300	430000	1.16	5000	1163
Sevenoaks	2022-01-01	Residential	Sale	4400	440000	1.14	5000	1136
Sevenoaks	2022-01-15	Residential	Sale	4500	450000	1.11	5000	1111
Sevenoaks	2022-02-01	Residential	Sale	4600	460000	1.08	5000	1087
Sevenoaks	2022-02-15	Residential	Sale	4700	470000	1.06	5000	1064
Sevenoaks	2022-03-01	Residential	Sale	4800	480000	1.04	5000	1042
Sevenoaks	2022-03-15	Residential	Sale	4900	490000	1.02	5000	1020
Sevenoaks	2022-04-01	Residential	Sale	5000	500000	1.00	5000	1000

RICS Commercial Property Market Survey (Quarter 1 – 2012)

This was released under the headline:

‘Activity stabilises and confidence turns less negative’

- *Both demand and available space stabilise in Q1, but rent expectations remain in negative territory*
- *New development still falling, but at the slowest pace since 2007*
- *Little change in investment enquiries, but capital values still expected to ease in the near term’*

‘The latest RICS UK Commercial Market Survey shows there was little change in overall activity during the first quarter. The net balance readings for both occupier demand and available space broadly stabilised, resulting in slightly tighter market conditions compared to last quarter. As such, there was a small improvement in the rental outlook; rent expectations remain negative, but less so than in the previous quarter. Surveyors in many parts of the country are continuing to suggest that occupiers are remaining cautious with regards to new letting activity.

At the headline level, occupier demand and available space were largely unchanged in Q1, at +3 and +4 respectively, suggesting a relatively flat quarter for activity. However, the rental picture has yet to materially improve - or even stagnate - with expectations easing in the short term. On the investment side, enquiries to purchase also stabilised, while future activity is set to pick up slowly in the coming three months.

The results suggest there are fewer development projects in the pipeline, as new starts are continuing to fall. They are, however, declining at the slowest pace in five years. Moreover, capital values are still expected to ease further at the national level; 9% more surveyors expect them to fall rather than rise in the coming quarter.

At the sector level, demand for space fell in the retail sector, while it stabilised for offices and increased for industrial space. Available space continued to rise for office and retail units, but showed modest declines for industrial - the first such reading since 2005. In the industrial sector, rents are stabilising following several consecutive decreases. Rents are still expected to decline for office and retail units.

On the investment side, only the industrial sector saw new enquiries and capital value expectations stabilise this quarter, with the net balances just edging into positive territory. There were declines for the office and retail sectors, though at a lesser pace than in last quarter’.

Notes to Appendix III

- This is not intended to be and must not be interpreted as definitive or formal valuation exercise.
- The research carried out has not been exhaustive. It has focused on information readily available from the Council and a range of other sources as noted in this Appendix and study report, as is appropriate to informing a range of assumptions and judgments in keeping with the high level nature of this viability overview.
- In practice, assumptions and appraisal inputs, as well as outcomes, will vary beyond the ranges explored here. In our opinion the most relevant range of guides and assumptions, bearing in mind the study purpose, have been used. These have enabled us to consider the points at which likely scheme viability would support CIL contributions of certain levels – to consider the potential “switch points” and assumptions combinations that could mean schemes moving in to viable or non-viable territory.
- As it does with other areas of policy and delivery, the Council will be able to keep an eye on market trends and consider keeping under review the type of information contained within this study Appendix – to help inform its ongoing monitoring and any potential future review in light of market and cost movements, any changes in infrastructure requirements and regulations; and local delivery experiences.
- per sq m (/sq m) = per square metre (may also be seen as m²). Rental rates / price indications and floor areas given in sq m are normally rounded to the nearest (whole) sq using conventional rounding.
- per sq ft (/sq ft) = per square foot (may also be seen as ft²).
- 1 sq m = 10.764 sq ft
1 Hectare (Ha/ha) = 2.47 acres
- Appendix III text sections in italics are quoted from the sources listed; non-italic sections within or adjacent to those are comments or clarifications added by DSP.

Appendix III text ends – EGi reporting extract / examples follow



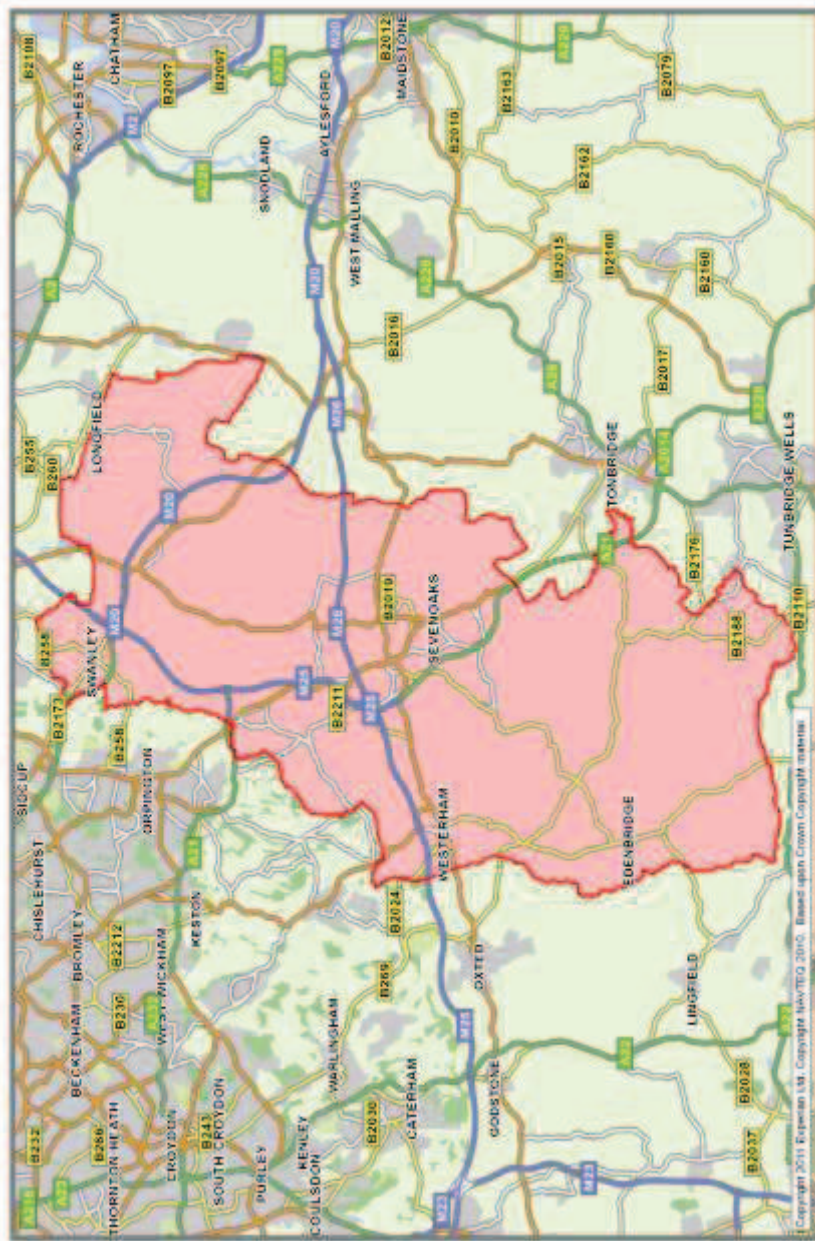
EGi Town Report Prepared

29 May 2012

Area: Sevenoaks (2010 Districts and Council Areas)



Map of Area



Retail Rents



The chart displays the historical trend of prime in-town retail rents in Zone A from 1987 to 2011. The y-axis represents the rent in pounds per square foot (€psf), and the x-axis represents the year. The data shows a period of relative stability in the late 1980s and early 1990s, followed by a decline in the mid-1990s. A significant upward trend began around 2000, peaking in 2007-2008, before declining again towards the end of the period.

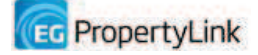
Centre	Estimated Zone A Rents																								
	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
	10.0	12.0	14.0	14.0	14.0	14.0	14.0	12.0	12.0	12.0	12.0	14.0	14.0	14.0	16.0	18.0	20.0	22.0	22.0	24.0	24.0	22.0	22.0	20.0	18.0

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Office Availability



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Office Availability - Search Results

Office Availability - Search Results

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
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Office Deals Listing



Table with 9 columns: Date, Postcode, Address, Type, Lessee/Purchaser, Total Space, Price, Rental PSM, Yield (%)

Table with 9 columns: Date, Postcode, Address, Type, Lessee/Purchaser, Total Space, Price, Rental PSM, Yield (%)

Date	Postcode	Address	Type	Lessee/Purchaser	Total Space	Price	Rental PSM	Yield (%)
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	ABC Company Ltd	10,000 sq ft	£1,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	DEF Company Ltd	15,000 sq ft	£1,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	GHI Company Ltd	20,000 sq ft	£2,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	JKL Company Ltd	25,000 sq ft	£2,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	MNO Company Ltd	30,000 sq ft	£3,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	PQR Company Ltd	35,000 sq ft	£3,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	STU Company Ltd	40,000 sq ft	£4,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	VWX Company Ltd	45,000 sq ft	£4,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	YZA Company Ltd	50,000 sq ft	£5,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	BCD Company Ltd	55,000 sq ft	£5,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	EFG Company Ltd	60,000 sq ft	£6,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	HIJ Company Ltd	65,000 sq ft	£6,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	KLM Company Ltd	70,000 sq ft	£7,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	NOP Company Ltd	75,000 sq ft	£7,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	QRS Company Ltd	80,000 sq ft	£8,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	TUV Company Ltd	85,000 sq ft	£8,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	WXY Company Ltd	90,000 sq ft	£9,000,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	ZAB Company Ltd	95,000 sq ft	£9,500,000	£100	10%
		1. 1st Floor Office 2. 2nd Floor Office 3. 3rd Floor Office 4. 4th Floor Office 5. 5th Floor Office	Office	CDE Company Ltd	100,000 sq ft	£10,000,000	£100	10%

Planning Applications - Office



Table header information

Table header information

Table with columns: Address, Status, Application Date, Permission Date, Subsector, Proposed Size, Units, Planning Authority. Contains multiple rows of application data.

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Shopping Centre Details



Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)

Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)

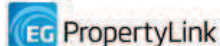
Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)	Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)	Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)	Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)	Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)	Table with 6 columns: Address, Opening Date, Total Size (sq m), Opening Hours, Anchor Tenants, Owner(s)
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Industrial Availability



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Information is provided for information only and does not constitute an offer or a contract. It is intended to provide a general overview of the market and is not intended to be used as a basis for investment decisions. The information is subject to change without notice and is not guaranteed.

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Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
2023-10-15	W12 0AA	1000 sq ft industrial unit	Industrial	ABC Estate Agents	1000 sq ft	£1000	£1000	https://example.com/property/1000-sq-ft-industrial-unit
2023-10-15	W12 0AA	2000 sq ft industrial unit	Industrial	ABC Estate Agents	2000 sq ft	£2000	£2000	https://example.com/property/2000-sq-ft-industrial-unit
2023-10-15	W12 0AA	3000 sq ft industrial unit	Industrial	ABC Estate Agents	3000 sq ft	£3000	£3000	https://example.com/property/3000-sq-ft-industrial-unit
2023-10-15	W12 0AA	4000 sq ft industrial unit	Industrial	ABC Estate Agents	4000 sq ft	£4000	£4000	https://example.com/property/4000-sq-ft-industrial-unit
2023-10-15	W12 0AA	5000 sq ft industrial unit	Industrial	ABC Estate Agents	5000 sq ft	£5000	£5000	https://example.com/property/5000-sq-ft-industrial-unit
2023-10-15	W12 0AA	6000 sq ft industrial unit	Industrial	ABC Estate Agents	6000 sq ft	£6000	£6000	https://example.com/property/6000-sq-ft-industrial-unit
2023-10-15	W12 0AA	7000 sq ft industrial unit	Industrial	ABC Estate Agents	7000 sq ft	£7000	£7000	https://example.com/property/7000-sq-ft-industrial-unit
2023-10-15	W12 0AA	8000 sq ft industrial unit	Industrial	ABC Estate Agents	8000 sq ft	£8000	£8000	https://example.com/property/8000-sq-ft-industrial-unit
2023-10-15	W12 0AA	9000 sq ft industrial unit	Industrial	ABC Estate Agents	9000 sq ft	£9000	£9000	https://example.com/property/9000-sq-ft-industrial-unit
2023-10-15	W12 0AA	10000 sq ft industrial unit	Industrial	ABC Estate Agents	10000 sq ft	£10000	£10000	https://example.com/property/10000-sq-ft-industrial-unit
2023-10-15	W12 0AA	11000 sq ft industrial unit	Industrial	ABC Estate Agents	11000 sq ft	£11000	£11000	https://example.com/property/11000-sq-ft-industrial-unit
2023-10-15	W12 0AA	12000 sq ft industrial unit	Industrial	ABC Estate Agents	12000 sq ft	£12000	£12000	https://example.com/property/12000-sq-ft-industrial-unit
2023-10-15	W12 0AA	13000 sq ft industrial unit	Industrial	ABC Estate Agents	13000 sq ft	£13000	£13000	https://example.com/property/13000-sq-ft-industrial-unit
2023-10-15	W12 0AA	14000 sq ft industrial unit	Industrial	ABC Estate Agents	14000 sq ft	£14000	£14000	https://example.com/property/14000-sq-ft-industrial-unit
2023-10-15	W12 0AA	15000 sq ft industrial unit	Industrial	ABC Estate Agents	15000 sq ft	£15000	£15000	https://example.com/property/15000-sq-ft-industrial-unit
2023-10-15	W12 0AA	16000 sq ft industrial unit	Industrial	ABC Estate Agents	16000 sq ft	£16000	£16000	https://example.com/property/16000-sq-ft-industrial-unit
2023-10-15	W12 0AA	17000 sq ft industrial unit	Industrial	ABC Estate Agents	17000 sq ft	£17000	£17000	https://example.com/property/17000-sq-ft-industrial-unit
2023-10-15	W12 0AA	18000 sq ft industrial unit	Industrial	ABC Estate Agents	18000 sq ft	£18000	£18000	https://example.com/property/18000-sq-ft-industrial-unit
2023-10-15	W12 0AA	19000 sq ft industrial unit	Industrial	ABC Estate Agents	19000 sq ft	£19000	£19000	https://example.com/property/19000-sq-ft-industrial-unit
2023-10-15	W12 0AA	20000 sq ft industrial unit	Industrial	ABC Estate Agents	20000 sq ft	£20000	£20000	https://example.com/property/20000-sq-ft-industrial-unit

Industrial Deals Listing



Industrial Deals Listing

Table header information

Table with columns: Date, Postcode, Address, Type, Lessee/Purchaser, Total Space, Price (£), Rental PSM, Yield (%). Contains multiple rows of industrial deal data.

Planning Applications - Industrial



Information regarding the planning application process can be found on the council website.

For more information, please contact the Planning Department on 01223 216100.

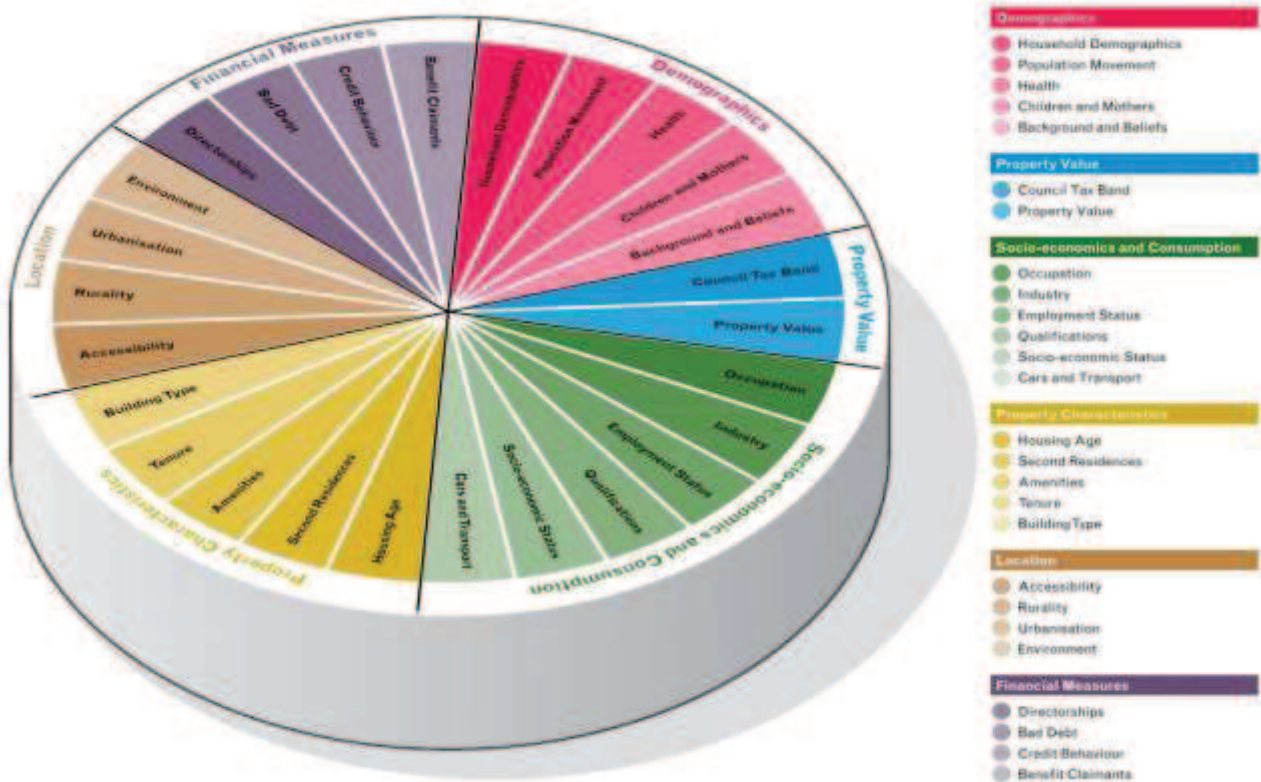
Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
123 Main Street, London	Approved	15/01/2023	20/01/2023	Industrial	500 sqm	1	City of London
456 High Street, London	Approved	20/02/2023	25/02/2023	Industrial	750 sqm	2	City of London
789 Bridge Road, London	Approved	10/03/2023	15/03/2023	Industrial	300 sqm	1	City of London
101 Old Street, London	Approved	05/04/2023	10/04/2023	Industrial	600 sqm	1	City of London
202 New Street, London	Approved	15/05/2023	20/05/2023	Industrial	400 sqm	1	City of London
303 Broad Street, London	Approved	25/06/2023	30/06/2023	Industrial	800 sqm	2	City of London
404 Market Street, London	Approved	05/07/2023	10/07/2023	Industrial	200 sqm	1	City of London
505 Abchurch Lane, London	Approved	15/08/2023	20/08/2023	Industrial	500 sqm	1	City of London
606 Bishops Square, London	Approved	25/09/2023	30/09/2023	Industrial	700 sqm	2	City of London
707 Cornhill, London	Approved	05/10/2023	10/10/2023	Industrial	300 sqm	1	City of London
808 Old Bailey, London	Approved	15/11/2023	20/11/2023	Industrial	600 sqm	1	City of London
909 Fleet Street, London	Approved	25/12/2023	30/12/2023	Industrial	400 sqm	1	City of London
1010 Strand, London	Approved	05/01/2024	10/01/2024	Industrial	500 sqm	1	City of London

Data Sources

62 percent of the information used to build Mosaic UK is sourced from a combination of data that includes Experian's UK Consumer Database, which provides consumer demographic information for the UK's 47 million adults and 24 million households. This data is combined with other data sources to create the Mosaic UK profile.

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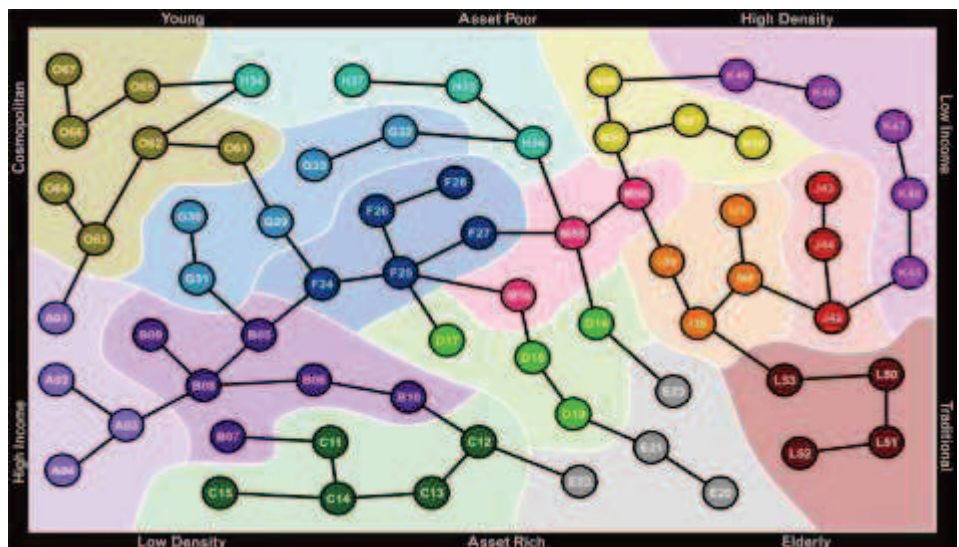
The data is sourced from a combination of data that includes Experian's UK Consumer Database, which provides consumer demographic information for the UK's 47 million adults and 24 million households. This data is combined with other data sources to create the Mosaic UK profile.



The Mosaic Family Tree

The Mosaic Family Tree is a network of nodes representing different household types, connected by lines. The nodes are color-coded and labeled with codes like A01, B01, C01, etc.

The Mosaic Family Tree is a network of nodes representing different household types, connected by lines. The nodes are color-coded and labeled with codes like A01, B01, C01, etc.



For more about Mosaic UK, please visit the interactive guide.



Appendix IV
Glossary

SEVENOAKS DISTRICT COUNCIL

COMMUNITY INFRASTRUCTURE LEVY VIABILITY STUDY

GLOSSARY OF TERMS

This glossary attempts to define some of the more commonly used terms within viability studies carried out by DSP. It is not an exhaustive list and in most cases, the report itself explains any acronyms and provides definitions. Note – since the introduction of the National Planning Policy Framework in March 2012, all previous Planning Policy Statements have been replaced by the NPPF. References have been included within this Glossary for information purposes only.

A

Abnormal Development Costs - Costs that are not allowed for specifically within normal development costs. These can include costs associated with unusual ground conditions, contamination, etc. Often referred to simply as ‘abnormals’.

Affordable Housing (‘AH’) - The National Planning Policy Framework (NPPF) defines affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable

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Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

See other definitions for terms used here.

Affordable Rented housing – See definition above.

B

Base Build Costs - for construction only (excluding fees, contingencies and extras) as explained in the study.

BH/BF - preceded by a number – abbreviations used to indicate how many bedrooms a dwelling has (BH = bedroom house; BF = bedroom flat).

BREEAM - the Building Research Establishment Environmental Assessment Methodology which assesses the sustainability credentials of industrial, commercial and institutional buildings.

Building Cost Information Service (BCIS) - A subscription based data-base service of The Royal Institution of Chartered Surveyors (RICS) to facilitate the exchange of information on building construction costs and tender prices. The service provides various series of information including average prices, case study type examples, indices and the like.

C

Capital value - The value of a building or land as distinct from its rental value; the sale or investment value.

Cash flow - The movement of money by way of income, expenditure and capital receipts and payments during the course of a development.

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Cascade Mechanism/Principle - A Cascade is a mechanism which enables the form and/or quantum of affordable housing provision to be varied according to the availability of grant funding, thus ensuring that at least a base level of need-related accommodation is provided without compromising overall scheme viability. The approach aids delivery of both the market and affordable tenures by providing adaptability where needed, thus avoiding the need to renegotiate Section 106 agreements with the time delays and cost issues that process brings.

Charging Authority – is the Local Planning Authority that will raise the CIL charges as defined by section 37 of the Planning and Compulsory Purchase Act 2004 for England.

Charging schedule – sets out the rate or rates at which CIL which will apply, expressed in £per sq m terms, potentially for varying forms of development in the authority's area. Its preparation involves a series of stages via a Preliminary Draft and then Draft Charging Schedule; including consultation and independent examination.

Code for Sustainable Homes ('CfSH', 'CSH' or 'Code') - CLG is proposing to gradually tighten building regulations to increase the energy efficiency of new homes and thus reduce their carbon impact. In parallel with these changes to the building regulations, the CfSH has been introduced as a tool to encourage house builders to create more sustainable dwellings, and to inform buyers/occupiers about the green credentials of new housing. CfSH compliance, to levels over those generally operated in the market, is also compulsory for all public (HCA) funded affordable housing development. The Code is intended to provide a route map, signalling the direction of change towards low carbon sustainable homes that will become mandatory under the building regulations. The Code, again in parallel with building regulations and other initiatives, also covers a wider range of sustainability requirements – beyond lower carbon.

Community Infrastructure Levy ('CIL') - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Charging authorities must express CIL rates as pounds per square metre, as CIL will be levied on the gross internal floorspace of the net additional liable development. The published rate(s) within an authority's charging schedule will enable liable parties to anticipate their expected CIL liability.

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Commuted Sum - See "Payment-in-lieu" below.

Core Strategy - The key *Development Plan Document* ('DPD') through which a local authority sets out its strategic planning approach for its area. Accompanied by other DPDs, usually dealing with aspects such as site allocations or regeneration areas, and in some cases covering particular topics such as affordable housing (see below for other definitions). See also Local Plan.

Current Use Value - Market Value (MV) on the special assumption reflecting the current use of the property only and disregarding any prospect of development other than for continuation/expansion of the current use.

D

Density ('Indicative Density') - Represents the intensity of use of a site by way of how many dwellings (or in some cases other measures such as habitable rooms) are provided on it. Usually described by reference to '*dwellings per hectare*' (DPH).

Development Appraisal - A financial appraisal of a development to calculate either: (i) the residual land value ('RLV') by deducting all development costs, including an allowance for the developer's profit/return, from the scheme's total capital value; or (ii) the residual development profit/return by deducting all development costs, including the site value/cost, from the scheme's total capital value. The appraisal(s) would normally look to determine an approximate *Residual Land Value* (RLV). Assuming a developer has already reached the initial conclusion that, in principle, a site is likely to be suitable and viable for development, an appraisal is then carried out to fine tune scheme feasibility and discover what sum they can afford to pay for the site. This would normally be subject to a range of caveats and clauses based on circumstances unknown to the developer at the time of making an offer. As an example, an offer could be subject to the granting of planning permission or subject to no abnormal conditions existing, etc.

Development Cost - This is the total cost associated with the development of a scheme and includes acquisition costs, site-specific related costs, build costs, fees and expenses, interest and financing costs. Care is needed in describing specifically what is included when this term is used.

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Development Plan ('Plan') - This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.) See also 'Core Strategy' and 'Local Plan'.

Development Plan Document ('DPD') - Spatial planning documents that are subject to independent examination, and together with any relevant regional plans, inform the planning policies for a local authority. They include a Core Strategy and also often cover site-specific allocations of land, area action plans and generic development control policies. See also 'Development Plan', 'Local Plan' and 'Core Strategy'.

Developer's Profit - The developer's reward – required for risk taken in pursuing and running the project, often required based on certain requirements to secure project funding. This is the gross profit, before tax. It will usually cover an element of overheads, but varies. The profit element used in these appraisals is profit expressed as a percentage of Gross Development Value ('GDV') (the most commonly expressed way) although developers will sometimes use other methods, for example profit on cost.

Development Viability (or 'Viability') - The viability of the development - meaning its health in financial terms. A viable development would normally be one which proceeds (or at least there is no financial reason for it not to proceed) – it would show the correct relationship between GDV (see below) and Development Cost. There would be a sufficient gap between the GDV and Development Cost to support a sufficient return (developer's profit) for the risk taken by the developer in pursuing the scheme (and possibly in this connection to support funding requirements), and a sufficiently attractive land value for the landowner. An un-viable scheme is one where a poor relationship exists between GDV and Development Cost, so that insufficient profit rewards and/or land value can be generated.

E

Existing Use Value ('EUUV') - is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller, in an arm's-length transaction after proper marketing wherein the parties had each acted

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knowledgeably, prudently and without compulsion, assuming the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the property that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost (see also Current Use Value and Market Value).

Edge of centre - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

F

Finance - Costs associated with financing the development cost. Varying views are taken on the length of the relevant construction projects as to how long these costs need to be carried for on each occasion.

Financial Contribution - see "Payment-in- lieu".

G

Gross external area ('GEA') - The aggregate superficial area of a building taking each floor into account. As per the RICS Code of Measuring Practice this includes: external walls and projections, columns, piers, chimney breasts, stairwells and lift wells, tank and plant rooms, fuel stores whether or not above main roof level (except for Scotland, where for rating purposes these are excluded); and open-side covered areas and enclosed car parking areas; but excludes; open balconies; open fire escapes, open covered ways or minor canopies; open vehicle parking areas, terraces, etc.; domestic outside WCs and coalhouses. In calculating GEA, party walls are measured to their centre line, while areas with a headroom of less than 1.5m are excluded and quoted separately.

Gross Internal Area ('GIA') - Broadly speaking GIA is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. GIA will include: Areas occupied by internal walls (whether structural or not) and partitions; service accommodation such as WCs,

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showers, changing rooms and the like; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc; lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level; open-sided covered areas.

Gross Development Value ('GDV') - The amount the developer ultimately receives on completion or sale of the scheme whether through open market sales alone or a combination of those and the receipt from a Registered Provider (RP) for completed affordable housing units - before all costs are subtracted.

H

Homes and Communities Agency ('HCA') - The Government's Agency charged with delivering the affordable housing (investment) programme ('AHP') and the vehicle through which public funds in the form of Social Housing Grant ('SHG') are allocated, where available and where the HCA's investment criteria are met, for affordable housing development.

Hope value - Any element of open Market Value of a property in excess of the current use value, reflecting the prospect of some more valuable future use or development. It takes account of the uncertain nature or extent of such prospects, including the time which would elapse before one could expect planning permission to be obtained or any relevant constraints overcome, so as to enable the more valuable use to be implemented.

I

Infrastructure - The full range of transport networks, utilities, services and facilities that are needed to create sustainable neighbourhoods and support new development. It includes physical items such as roads and social infrastructure such as schools and healthcare centres.

Intermediate Affordable Housing - See 'Affordable Housing'

J

K

L

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Land Costs - Costs associated with securing the land and bringing it forward – activities which precede the construction phase, and, therefore, costs which are usually borne for a longer period than the construction phase (a lead in period). They include financing the land acquisition and associated costs such as land surveys, planning application and sometimes infrastructure costs, land acquisition expenses and stamp duty land tax.

Land Residual as a percentage (%) of GDV - The amount left for land purchase expressed as a percentage of the Gross Development Value. A guideline sometimes used in the development industry. Old “rules of thumb” may be seen that, for example, upwards of approximately one third of GDV is comprised of land value. In practice this however has always varied with scheme specifics, and with increasing burdens on land value from a range of planning infrastructure requirements (including affordable housing) former views on where land values lie are having to be revised.

Local Development Framework ('LDF') - A non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (DPDs - which form part of the statutory development plan).
- Supplementary Planning Documents (SPDs).

The local development framework will also comprise:

- The Statement of Community Involvement ('SCI').
- The Local Development Scheme ('LDS').
- The Annual Monitoring Report ('AMR').
- Any Local Development Orders or Simplified Planning Zones that may have been added.

Local Plan - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the

2004 Act. See also Core Strategy, Development Plan Document, Local Development Framework and others.

Local Planning Authority ('LPA') - The public authority whose duty it is to carry out specific planning functions for a particular area. Local planning authorities include district councils, London borough councils, County councils, Broads Authority, National Park Authorities and the Greater London Authority.

M

Market Value ('MV') or Open Market Value ('OMV') – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings in relation to residential appraisals.

N

National Planning Policy Framework ('NPPF') - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Net internal area ('NIA') - The usable space within a building measured to the internal finish of structural, external or party walls, but excluding toilets, lift and plant rooms, stairs and lift wells, common entrance halls, lobbies and corridors, internal structural walls and columns and car parking areas.

O

Open Market Value ('OMV') or Market Value ('MV') – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The

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usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings (see *Developer Payment*).

Out of centre - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town - A location out of centre that is outside the existing urban area.

P

Payment-in-lieu - A financial payment made by a developer or landowners instead of providing the planning-led affordable housing requirement on the site of the market (private sale) housing scheme (see also '*Commuted Sum/Financial Contribution*').

Payment Table - This is normally referred to where a local authority prescribes or guides as to the levels of receipt the developer will get for selling completed affordable housing units of set types and sizes to a Housing Association (HA). In this context it normally relates to an approach which assumes nil grant and is based on what the Registered Provider (e.g. Housing Association) can afford to pay through finance raised (mortgage funded) against the rental or shared ownership income flow. See also '*Developer Payment*'. It is sometimes used in a looser context, for example in the setting out of financial contribution levels for payments in lieu of on-site affordable housing provision.

Percentage (%) Reduction in Residual Land Value ('RLV') - The percentage by which the residual land value falls as a result of the impacts from the range of affordable housing policy options. This is expressed as the fall in residual land value compared to a site that previously required zero affordable housing or a site that was required to provide affordable housing previously, but at a lower percentage.

Planning obligations - A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning-led Affordable Housing - Affordable housing required on new market (private sale) housing developments of certain types (which are set locally – see "Threshold" and "Proportion" below) as set out by the National Planning Policy Framework (NPPF).

Planning Policy Statement 3: Housing ('PPS3') – Now obsolete national statement of the Government's planning policy on Housing – including the planning-led affordable housing we consider here. Superseded, as per all PPSs, by the National Planning Policy Framework – see National Planning Policy Framework ('NPPF').

Previously developed land ('PDL') - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Q

R

Rateable value ('RV') - The figure upon which the uniform business rate is charged.

Recycled Capital Grant ('RCG') - An internal fund within the accounts of a Registered Provider used to recycle SHG in accordance with Homes and Communities Agency policies and procedures.

Renewable Energy/Renewal Energy Measures - Measures which are required for developments to ensure that a proportion (often expressed as a % target) of total energy needs of the scheme are supplied through renewable sources (for example solar, wind, ground heat, biomass, etc) rather than through conventional energy supply means. Usually in the context of viability studies we are referring to small scale *on-site* measures or equipment that will supply a proportion of the development's needs. Increasingly, there are also moves to investigate the potential for larger developments or groups of developments to benefit from similar principles but through group/combined/communal schemes usually involving significant plant installations.

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Rental value - The income that can be derived under a lease or tenancy for use of land or a building.

Residual Valuation - The process by which *Residual Land Value ('RLV')* is estimated. So called because it starts with the *GDV* at the top of the calculation and deducts all *Development Costs* and *Developer's Profit* so as to indicate the amount left remaining (hence "residual") for land purchase – including land value.

Residual Land Value ('RLV') - The amount left for land purchase once all development, finance, land costs and profit have been deducted from the *GDV*, normally expressed in monetary terms (£). This acknowledges the sum subtracted for affordable housing and other planning obligations where applicable. It is relevant to calculate land value in this way as land value is a direct result of what *scheme type* specifically can be created on a site, the issues that have to be dealt with to create it and costs associated with those.

Registered Provider ('RP') - This legal definition has replaced the previously recognised term of Registered Social Landlord (RSL) and incorporates most Housing Associations. However the new definition explicitly allows both profit and non-profit making social housing providers to be registered (with the Tenant Services Agency).

Regional Spatial Plan ('RSS') - The spatial plan for a region, promoted and managed by the relevant regional assembly, and in the case of London – the Mayor's 'London Plan'. It comprises higher level guidance which sub-regional and local authority level planning needs to take account of as a part of delivering strategic objectives for an area. See also Development Plan.

S

Saved Policies - former *development plan* policies whose life has been extended pending the replacement plan being in place. A formal direction is required in order for policies to be saved.

Scheme Type - The scheme (development project) types modelled in the appraisals consist of either entirely flatted or housing schemes or schemes with a mix of houses and flats. They are notional, rather than actual, scheme types consistent with the strategic overview the study needs to make. They are also described as 'scenarios' or 'notional scenarios'.

Section 106 ('S.106') - (of the Town and Country Planning Act 1990). The legally binding planning agreement which runs with the interest in the land and requires the landowner (noting that ultimately the developer usually becomes the landowner) through covenants to agree to meet the various planning obligations once they implement the planning permission to which the *S106 agreement* relates. It usually sets out the principal affordable housing obligations, and is the usual tool by which planning-led affordable housing is secured by the Local Planning Authority. Section 106 of this Act refers to "agreements regulating development or use of land". These agreements often cover a range of planning obligations as well as affordable housing. There is a related type of agreement borne out of the same requirements and legislation – whereby a developer unilaterally offers a similar set of obligations, often in appeal or similar set of circumstances where a quick route to confirming a commitment to a set of obligations may be needed (a *Unilateral Undertaking* – a term not used in this study).

Shared Ownership - Shared ownership is an intermediate form of Affordable Housing and provides a way of buying a stake in a property where the purchaser cannot afford to buy it outright. They have sole occupancy rights.

Shared ownership properties are usually offered for sale by Registered Providers. The purchaser buys a share of a property and pays rent to the RP for the remainder. The monthly outgoings will include repayments on any mortgage taken out, plus rent on the part of the property retained by the housing association. Later, as the purchaser's financial circumstances change, they may be able to increase their share until they own the whole property (see '*stair-casing*' below). See also Affordable Housing.

Sliding Scale - Refers in this context to a set of affordable housing policies which require a lower *proportion* of affordable housing on the smallest sites, increasing with site size – to provide a graduated approach.

Special Protection Areas - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Social Rented Housing – see 'Affordable Housing'

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Stair-casing Receipt - Payment an RP receives when a shared ownership leaseholder (shared owner) acquires additional equity (a further share of the freehold) in a dwelling.

Supplementary Planning Document ('SPD') - Provides supplementary information in respect of the policies in Development Plan Documents, and their more detailed application. These do not form part of the development plan and are not subject to independent examination.

I

Tenure/Tenure Type – the mode of occupation of a property – normally used in the context of varying *affordable housing* tenure types – in essence includes buying part or whole, and renting; although there are now many tenure models and variations which also include elements of buying and renting.

Tenure Mix - The tenure types of affordable housing provided on a site – refers to the balance between, for example, affordable rented accommodation and shared ownership or other *Intermediate* tenure.

Threshold - Affordable housing threshold i.e. the point (development scheme and/or site size) at which the local authority determines that affordable housing provision should be sought, or in this study context the potential points at which the local authority wishes to test viability with a view to considering and selecting future policy or policy options.

U

V

Valuation Office Agency ('VOA') - The Valuation Office Agency (VOA) is an executive agency of HM Revenue & Customs (HMRC). Their main functions are to compile and maintain the business rating and council tax valuation lists for England and Wales; value property in England, Wales and Scotland for the purposes of taxes administered by the HM Revenue & Customs; provide statutory and non-statutory property valuation services in England, Wales and Scotland; give policy advice to Ministers on property valuation matters. The VOA publishes twice-yearly Property

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Market Reports that include data on residential and commercial property, and land values.

Value Level(s) ('VLs') - DSP usually carry out sensitivity testing based on a range of new build property values which represent typically found prices for ordinary new developments in the area at the time of the study research.

Viability - See *Development Viability*.

X

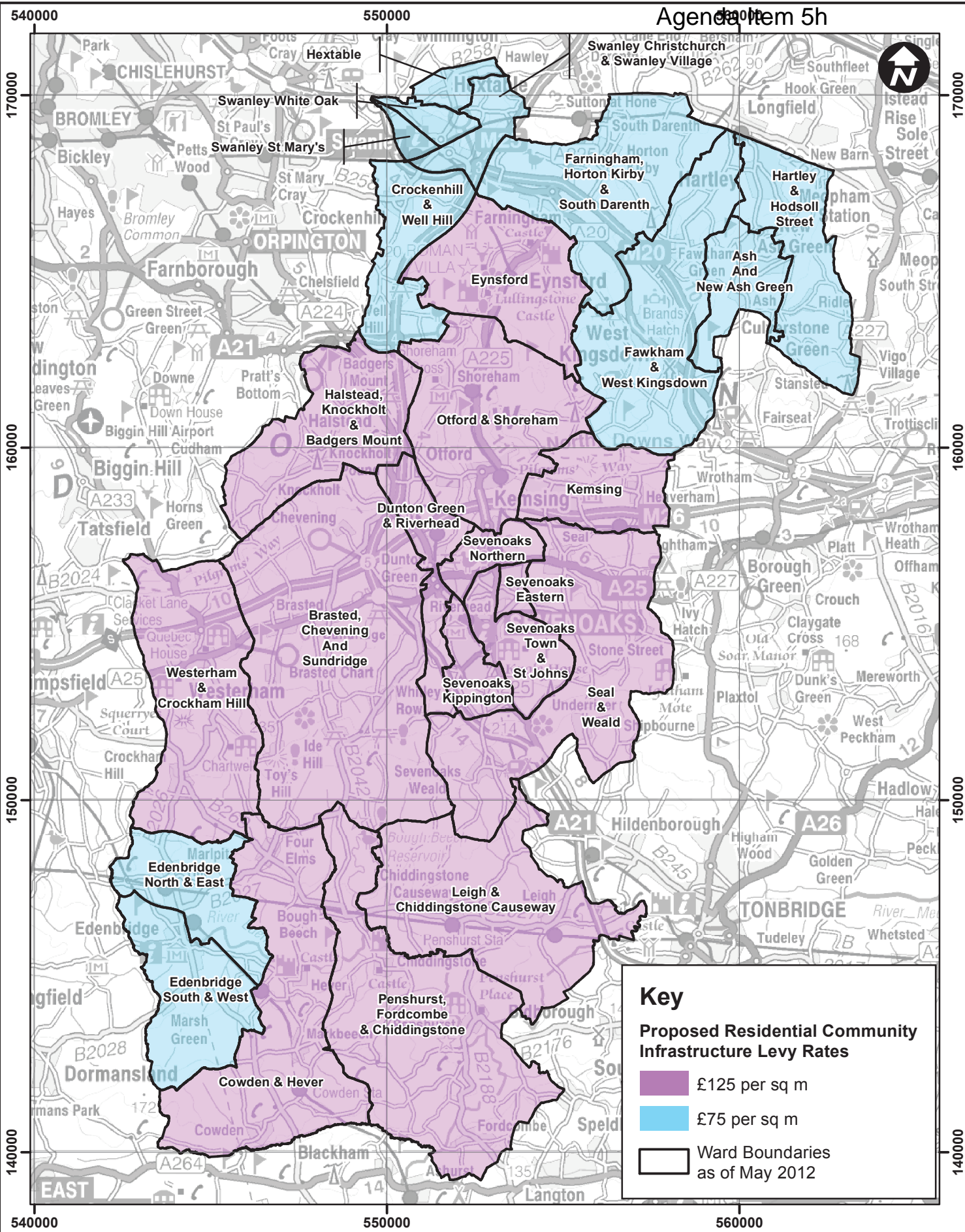
Y

Yields - As applied to different commercial elements of a scheme (i.e. office, retail, etc.) and is usually calculated as a year's rental income as a percentage of the value of the property.

Z



Appendix V
CIL Rates Map



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Proposed Residential Community Infrastructure Levy Rates

Sevenoaks District Council

Scale: 1:140,000
Date: May 2012

Preliminary Draft Charging Schedule: Proposed Residential Community Infrastructure Levy Rates

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Produced by the GIS Team, Sevenoaks District Council

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Appendix I
Development Appraisal Assumptions

Sevenoaks District Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Scheme Size Appraised	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Likely Density (dph)	Site Type	Percentage Affordable Housing & Tenure Mix		Construction Duration (months excl lead-in)
				Private Mix	Affordable Tenure Split 65% AR; 35% LCHO*	
1 Dwelling	1 x 4BH	30	Brownfield	1 x 4BH	Financial Contribution	6
5 Dwellings - 20% AH	4 x 3BH; 1 x 4BH	40	Brownfield / Greenfield	3x3BH; 1x4BH	1x3 BH AR	6
10 Dwellings - 30% AH	5 x 3BH; 5 x 2BH	40	Brownfield / Greenfield	3 x 2BH; 4 x 3BH	1 x 2BH, 1 x 3BH AR; 1 x 2BH SO	9
15 Dwellings - 40% AH	10 x 3BH; 5 x 2BH	40	Brownfield / Greenfield	6 x 3BH; 3 x 2BH	4 x 3BH AR; 2 x 2BH SO	12
25 Dwellings - 40% AH	5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH	55	Brownfield / Greenfield	3 x 1BF; 3 x 2BF; 3 x 2BH, 6 x 3BH	1 x 2BF, 2 x 2BH, 4 x 3BH AR; 2 x 1BF, 1 x 2BF SO	12
50 Dwellings - 40% AH	8 x 1BF; 17 x 2BF; 6 x 2BH; 12 x 3BH; 7 x 4BH	55	Brownfield / Greenfield	5 x 1BF; 10 x 2BF; 4 x 2BH; 7 x 3BH; 4 x 4BH	1 x 1BF, 3 x 2BF, 1 x 2BH, 5 x 3BH, 3 x 4BH AR; 2 x 1BF, 4 x 2BF, 1 x 2BH SO	18
80 Dwellings - 40% AH	30 x 1BF; 50 x 2BF	75	Brownfield	18 x 1BF; 30 x 2BF	8 x 1BF, 13 x 2BF AR; 4 x 1BF, 7 x 2BF SO	24
250 Dwellings - 40% AH	30 x 1BF; 158 x 2BF; 25 x 2BH; 37 x 3BH	100	Brownfield	18 x 1BF, 95 x 2BF; 13 x 2BH, 24 x 3BH	8 x 1BF, 35 x 2BF, 6 x 2BH, 13 x 3BH AR; 4 x 1BF, 28 x 2BF, 3 x 2BH	60

*Policy position. Actual percentage will vary due to numbers rounding. Affordable housing mix proportional to private mix.

Unit Sizes (sq m)	Affordable	Private
1-bed flat	51	45
2-bed flat	67	60
2-bed house	76	75
3-bed house	86	95
4-bed house	110	125

Open Market Value	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11	VL12
1-bed flat	£101,250	£112,500	£123,750	£135,000	£146,250	£157,500	£168,750	£180,000	£191,250	£202,500	£213,750	£225,000
2-bed flat	£135,000	£150,000	£165,000	£180,000	£195,000	£210,000	£225,000	£240,000	£255,000	£270,000	£285,000	£300,000
2-bed house	£168,750	£187,500	£206,250	£225,000	£243,750	£262,500	£281,250	£300,000	£318,750	£337,500	£356,250	£375,000
3-bed house	£213,750	£237,500	£261,250	£285,000	£308,750	£332,500	£356,250	£380,000	£403,750	£427,500	£451,250	£475,000
4-bed house	£281,250	£312,500	£343,750	£375,000	£406,250	£437,500	£468,750	£500,000	£531,250	£562,500	£593,750	£625,000
Value Houses (£ / m²)	£2,250	£2,500	£2,750	£3,000	£3,250	£3,500	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000

Development Costs	
RESIDENTIAL BUILDING, MARKETING & s106 COSTS	
Build Costs Flats (Generally) (£/m ²) ¹	£1,247
Build Costs Houses (Mixed Developments) (£/m ²) ¹	£1,095
Site Preparation (£ / unit)	£4,000
Survey Costs (£ / unit)	£500
Contingencies (% of build cost)	5%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards & 10% On-site renewables allowance (% of build cost) ²	5%
Lifetime Homes - notional additional allowance (per unit)	£575
10% On-site renewables - notional allowance (per unit)	£3,500
Residual s106 /non-CIL costs (£ per unit)	£1,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
FINANCE & ACQUISITION COSTS	
Arrangement Fee - (% of loan)	1.0%
Miscellaneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.00%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 7%
Finance Rate - Build (%)	6.5%
Finance Rate - Land (%)	6.5%

Monitoring information from SDC suggests this allowance is greater than historical residual s106 for highways / open space. Assume other s106 contributions cease to be collected under CIL implementation.

HMRC scale

Notes:

¹ Build cost taken as "Median" figure from BCS for that build type - e.g. flats - houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCS data: Flats (Generally): £1084/m² GIA; Houses Mixed Development: £952/m²
 Build costs taken from 4th Quarter 2011 and rebased to Severnside Location Factor of 117 without externals, contingencies or fees
 Above build costs include externals at 15%.

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline.

Sewenoaks District Council - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Sheet

Development Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Net/Gross ratio (%)	Build Period (Months)**	Values Range - Annual Rent £ per sq m	Build Cost (£ per sq m)*	External works cost addition (%)	Cost (£/sq m excl fees etc)	Notes
							Low	Mid	High		
Large Retail	Supermarket - town centre	2000	33%	0.61	90.00	9	£230	£260	£290	£1,513	BCIS - Supermarkets / Supermarkets - generally. Externals calculated from "Building" http://www.building.co.uk/data/cost-model-supermarkets/1029956.article
Medium / Large Retail	Retail warehouse - out of town	2500	31%	0.81	90.00	7	£175	£200	£225	£703	BCIS - Retail warehouses - 1,000 - 7,000 sq m.
Small Retail	Convenience Stores - various locations	300	65%	0.05	90.00	6	£130	£150	£170	£916	BCIS - Shops - Generally
Town Centre Retail	Larger comparisons store	3000	75%	0.40	90.00	12	£130	£130	£130	£1,106	BCIS - Department stores
Offices - Town Centre	Office Building - town centre	7000	300%	0.23	90.00	18	£170	£200	£230	£1,739	BCIS - Offices - 3-5 Storey, air conditioned
Offices - Business Park	Office Building - business park / edge of town	2500	31%	0.81	90.00	12	£170	£200	£230	£1,631	BCIS - Offices - 1-2 Storey, air conditioned
Industrial / Warehousing - small	Start-up/move on type industrial unit including offices - industrial estate	200	40%	0.05	100.00	6	£80	£90	£100	£1,039	BCIS - Advance factories / offices - mixed facilities (B1) - 500-2000m ²
Industrial / Warehousing - larger	Larger industrial / warehousing unit including offices - industrial estate - PDI / Greenfield	2500	31%	0.81	100.00	8	£70	£80	£90	£571	BCIS - Advance factories / offices - mixed facilities (B1) - >2,000m ²
C1 Hotel (budget)	Hotel - town centre (160 rooms - approx. 25 sq m each letting space)	4500	100%	0.45	90.00	12	£4,000 per unit	£4,500 per unit	£5,000 per unit	£1,810	BCIS - Hotels
Residential Institution	Nursing home / similar - rural	5000	30%	1.67	90.00	16	£160	£160	£180	£1,492	BCIS - Nursing homes, convalescent homes, short stay medical homes
Residential Institution	Nursing home / similar - urban	3000	120%	0.25	90.00	16	£160	£160	£180	£1,492	BCIS - Nursing homes, convalescent homes, short stay medical homes

Development Costs	Yields
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs	Variable
Finance Costs	
Finance rate (including over lead-in and letting / sales period)	6.5%
Arrangement Fee (% of cost)	1.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's Costs	
Stamp Duty (% of value) - HMRC scale	0.75%
Developer Profit (% of GDV)	20%
Yields	
Site Acquisition Costs	Variable
Agents Fees (% of site value)	1%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value) - HMRC scale	0.6 to 5%

*BCIS Median - Location Factor Sewenoaks (117): 4Q, 2011

**BCIS Construction Duration Calculator

Sewerworks District Council - Affordable Housing Payment to Developer (Transfer value) Data

Unit Type	DSP sales value per sqm	DSP Values Range	Equivalent Jan 2019 value	Assumed Social Rent (SR) level per week April 2013	ASOS social Rent price	Assumed Social Rent price - % of OMV	High Weald April 2012 LHA rate	Transfer value April 2013 LHA rate for High Weald	North West Kent April 2012 LHA rate	Transfer value April 2012 LHA rate for North West Kent	Rents assuming 5% Yield - 80% market rent (MR)	Transfer value based upon 80% MR	Transfer value based upon 80% MR - % of OMV	Rents assuming 5% Yield - 70% market rent	Transfer value based upon 60%MR	Transfer value based upon 60%MR - % of OMV	DSP Values Range	Shared Ownership based upon 35% equity sale	Transfer value share ownership - % of OMV
1 bed flat 50 sqm	£2,000	£120,000	£60,000	£77.32	£52,000	46%	£130.38	£91,500	£121.15	£88,000	£77	£41,000	41.0%	£67	£23,000	23.0%	£100,000	5000	59.06%
						45%					£88	£40,000	40.0%	£68	£22,000	22.0%	£110,000	5500	59.06%
						44%					£89	£39,000	39.0%	£69	£21,000	21.0%	£120,000	6000	60.00%
						43%					£90	£38,000	38.0%	£70	£20,000	20.0%	£130,000	6500	60.31%
						42%					£91	£37,000	37.0%	£71	£19,000	19.0%	£140,000	7000	60.71%
						41%					£92	£36,000	36.0%	£72	£18,000	18.0%	£150,000	7500	61.13%
						40%					£93	£35,000	35.0%	£73	£17,000	17.0%	£160,000	8000	61.56%
						39%					£94	£34,000	34.0%	£74	£16,000	16.0%	£170,000	8500	62.00%
						38%					£95	£33,000	33.0%	£75	£15,000	15.0%	£180,000	9000	62.45%
						37%					£96	£32,000	32.0%	£76	£14,000	14.0%	£190,000	9500	62.91%
						36%					£97	£31,000	31.0%	£77	£13,000	13.0%	£200,000	10000	63.38%
						35%					£98	£30,000	30.0%	£78	£12,000	12.0%	£210,000	10500	63.86%
2 bed flat 75 sqm	£2,000	£134,000	£67,000	£87.76	£63,000	47%	£171.92	£131,000	£190.00	£110,000	£90	£54,000	40.3%	£90	£34,000	25.4%	£150,000	8000	60.78%
						46%					£91	£53,000	39.6%	£91	£33,000	24.6%	£160,000	8500	61.26%
						45%					£92	£52,000	39.2%	£92	£32,000	24.2%	£170,000	9000	61.74%
						44%					£93	£51,000	38.8%	£93	£31,000	23.8%	£180,000	9500	62.22%
						43%					£94	£50,000	38.4%	£94	£30,000	23.4%	£190,000	10000	62.70%
						42%					£95	£49,000	38.0%	£95	£29,000	23.0%	£200,000	10500	63.18%
						41%					£96	£48,000	37.6%	£96	£28,000	22.6%	£210,000	11000	63.66%
						40%					£97	£47,000	37.2%	£97	£27,000	22.2%	£220,000	11500	64.14%
						39%					£98	£46,000	36.8%	£98	£26,000	21.8%	£230,000	12000	64.62%
						38%					£99	£45,000	36.4%	£99	£25,000	21.4%	£240,000	12500	65.10%
						37%					£100	£44,000	36.0%	£100	£24,000	21.0%	£250,000	13000	65.58%
						3 bed house 75 sqm					£2,000	£150,000	£75,000	£91.07	£70,000	44%	£171.92	£131,000	£190.00
43%	£116	£76,000	50.7%	£116	£49,000		33.0%	£160,000	9500	60.48%									
42%	£117	£75,000	50.0%	£117	£48,000		32.0%	£170,000	10000	60.96%									
41%	£118	£74,000	49.3%	£118	£47,000		31.3%	£180,000	10500	61.44%									
40%	£119	£73,000	48.7%	£119	£46,000		30.7%	£190,000	11000	61.92%									
39%	£120	£72,000	48.0%	£120	£45,000		30.0%	£200,000	11500	62.40%									
38%	£121	£71,000	47.3%	£121	£44,000		29.3%	£210,000	12000	62.88%									
37%	£122	£70,000	46.7%	£122	£43,000		28.7%	£220,000	12500	63.36%									
36%	£123	£69,000	46.0%	£123	£42,000		28.0%	£230,000	13000	63.84%									
35%	£124	£68,000	45.3%	£124	£41,000		27.3%	£240,000	13500	64.32%									
34%	£125	£67,000	44.7%	£125	£40,000		26.7%	£250,000	14000	64.80%									
33%	£126	£66,000	44.0%	£126	£39,000		26.0%	£260,000	14500	65.28%									
4 bed house 100 sqm	£2,000	£200,000	£100,000	£113.42	£90,000	45%	£201.92	£159,000	£197.31	£126,500	£154	£114,000	57.0%	£154	£96,000	48.0%	£200,000	121,500	60.75%
						44%					£155	£113,000	56.5%	£155	£95,000	47.5%	£210,000	126,500	61.23%
						43%					£156	£112,000	56.0%	£156	£94,000	47.0%	£220,000	131,500	61.71%
						42%					£157	£111,000	55.5%	£157	£93,000	46.5%	£230,000	136,500	62.19%
						41%					£158	£110,000	55.0%	£158	£92,000	46.0%	£240,000	141,500	62.67%
						40%					£159	£109,000	54.5%	£159	£91,000	45.5%	£250,000	146,500	63.15%
						39%					£160	£108,000	54.0%	£160	£90,000	45.0%	£260,000	151,500	63.63%
						38%					£161	£107,000	53.5%	£161	£89,000	44.5%	£270,000	156,500	64.11%
						37%					£162	£106,000	53.0%	£162	£88,000	44.0%	£280,000	161,500	64.59%
						36%					£163	£105,000	52.5%	£163	£87,000	43.5%	£290,000	166,500	65.07%
						35%					£164	£104,000	52.0%	£164	£86,000	43.0%	£300,000	171,500	65.55%
						34%					£165	£103,000	51.5%	£165	£85,000	42.5%	£310,000	176,500	66.03%

Notes:
 For viability study purposes only
 Rent increases on AR based on RPI only whereas SR will be RPI plus 0.5%
 Void and bad debts on AR based upon 3% whereas SR are 2%
 Target rents for SR set as of April 2012
 Rent assumptions including Social rent assume a £250 pa Service charge within them.
 Denotes a capped rent and transfer value based upon the capped rent
 Denotes a transfer value based upon the High Weald LHA limit as the % MR exceeds the LHA rate.
 Denotes a rents in excess of the High Weald BMAA LHA rent



Appendix IIa
Residential Results Summaries

Table 1: Residential Land Value Results by Scheme Type, Value Level & CIL Rate
65% Affordable Rent/35% LCHO - PDL Benchmark Comparison

Table with 14 columns: Development Scenario, Value Level, Total Area, Site Density, Residential Land Value, Residential Land Value + PDL, Residential Land Value + PDL + CIL, Residential Land Value + PDL + CIL + Affordable Rent, Residential Land Value + PDL + CIL + Affordable Rent + LCHO, Residential Land Value + PDL + CIL + Affordable Rent + LCHO + RLV, Residential Land Value + PDL + CIL + Affordable Rent + LCHO + RLV + RLV, Residential Land Value + PDL + CIL + Affordable Rent + LCHO + RLV + RLV + RLV, Maximum CL Range. Rows are categorized by Development Scenario (Dwellings 100% AH, Dwellings 60% AH, Dwellings 30% AH, Dwellings 0% AH) and Value Level (E1-E12).

Key: RLV between zero and PDL, Commercial value (GLT 300,000/ha), RLV for Affordable PDL, Residential value (GLT 200,000/ha), RLV for Affordable PDL, Commercial value (GLT 300,000/ha), RLV for Affordable PDL, Residential value (GLT 200,000/ha)

Net RLV: £1,116,681

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,774				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	28%	12%	0%
SITE SIZE (HA)	0.63				
VALUE / AREA	7				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,360,078	
Open Market Housing Revenue				£3,937,500	
<u>Total Value of Scheme</u>				£5,297,578	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,025,978	
Fees, Contingencies, Planning Costs etc				£303,897	
Planning Application Costs				£8,375	
Site Preparation / Survey Costs etc				£112,500	
Sustainable Design & Construction Costs / Lifetime Homes				£203,174	
<u>Total Build Costs</u>				£2,653,924	
Section 106 / CIL Costs				£156,250	
Marketing Costs & Legal Fees				£177,677	
<u>Total s106 & Marketing Costs</u>				£333,927	
<u>Finance on Build Costs</u>				£97,105	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,084,956	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£787,500	
Affordable Housing Profit				£81,605	
<u>Total Operating Profit</u>				£869,105	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,343,517	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£13,435
Agents Fees	£10,076
Legal Fees	£10,076
Stamp Duty	£53,741
Interest on Land Purchase	£139,507

Total Finance & Acquisition Costs £226,836

NET RESIDUAL LAND VALUE

RLV (£ per Ha)

£1,116,681 (ignores finance & acquisition costs if GRLV Negative)
£1,786,689

Net RLV: £608,913

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,774				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	28%	12%	0%
SITE SIZE (HA)	0.63				
VALUE / AREA REVENUE	4				
Affordable Housing Revenue			£1,294,610		
Open Market Housing Revenue			£3,150,000		
<u>Total Value of Scheme</u>			£4,444,610		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs			£2,025,978		
Fees, Contingencies, Planning Costs etc			£303,897		
Planning Application Costs			£8,375		
Site Preparation / Survey Costs etc			£112,500		
Sustainable Design & Construction Costs / Lifetime Homes			£203,174		
<u>Total Build Costs</u>			£2,653,924		
Section 106 / CIL Costs			£103,750		
Marketing Costs & Legal Fees			£152,088		
<u>Total s106 & Marketing Costs</u>			£255,838		
<u>Finance on Build Costs</u>			£94,567		
<u>TOTAL DEVELOPMENT COSTS</u>			£3,004,329		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit			£630,000		
Affordable Housing Profit			£77,677		
<u>Total Operating Profit</u>			£707,677		
<u>GROSS RESIDUAL LAND VALUE</u>			£732,604		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£7,326
Agents Fees	£5,495
Legal Fees	£5,495
Stamp Duty	£29,304
Interest on Land Purchase	£76,072

Total Finance & Acquisition Costs £123,691

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£608,913** (ignores finance & acquisition costs if GRLV Negative)
£974,261



Appendix IIb
Commercial Results Summaries

Table 3: Residual Land Value Results by Use Class, Scheme Type, Value Level & CL Rate
- 6.5% Yield

Use Class / Type	Scheme Type	Value Level	Yield Area (m²)	Site Size (Ha)	Residual Land Value (£)										CL Range (£/m²)*						
					Residual Land Value (£/m² CL)	Residual Land Value (£/m²)	Residual Land Value (£/m²)	Residual Land Value (£/m²)	Residual Land Value (£/m²)	Residual Land Value (£/m²)	Residual Land Value (£/m²)	Residual Land Value (£/m²)	Residual Land Value (£/m²)	Residual Land Value (£/m²)		Residual Land Value (£/m²)	Residual Land Value (£/m²)				
AI-AS Retail	Supermarket	L	2000	0.63	1185,905	470,852	173,536	66,540	62,154	1,170,787	452,923	144,932	41,757	47,243	1,135,623	474,838	148,298	41,757	47,243	1,135,623	
		M	2000	0.63	11,353,710	4,120,754	1,203,108	1,213,742	1,117,707	1,120,743	1,079,774	1,079,774	1,079,774	1,079,774	1,079,774	1,079,774	1,079,774	1,079,774	1,079,774	1,079,774	1,079,774
	Retail Warehouse	M	2500	0.81	10,983,812	3,723,258	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038	1,060,038
		H	2500	0.81	12,170,933	4,315,002	1,200,430	1,200,430	1,198,406	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742	1,193,742
	Convenience Store	M	100	0.02	12,679,869	4,268,887	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876	1,251,876
		H	100	0.02	11,052,267	3,702,201	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524
B1a Offices	Town Centre	L	3000	0.92	11,076,260	3,732,028	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	1,048,524	
	H	3000	0.92	10,450,301	3,520,436	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	
B1a Offices	Business Park / Edge of Town	L	2500	0.81	10,450,301	3,520,436	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	1,015,532	
	M	2500	0.81	11,552,715	3,958,826	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	1,133,939	
B1B2B Industrial	Start-up / Move-on Units	M	200	0.06	1,552,715	498,826	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939	143,939
	H	200	0.06	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
B1B2B Industrial	Large industrial units / Industrial Estate	M	2500	0.81	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
	H	2500	0.81	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
C1 Hotel	Town Centre	M	6500	0.45	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
	H	6500	0.45	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
C2 Residential Institution	Nursing Home or Similar - Rural	M	5000	1.57	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
	H	5000	1.57	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
C3 Residential Institution	Nursing Home or Similar - Urban	L	8000	0.29	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636
	H	8000	0.29	1,306,261	427,274	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636	124,636

Key:
 Negative RLV zone and lower assumed PDL enhancement value (£2,300,000/ha)
 RLV between lower assumed PDL enhancement value and user assumed PDL enhancement value (£2,300,000/ha - £3,000,000/ha)
 Maximum range based on upper and lower assumed land values.
 Sources: Dixon Speare LLP (April 2012)

Table 4: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
- 7.5% Yield

Use Class / Type	Scheme Type	Value Level	Total Floor Area (m ²)	Site Size (Ha)	Residual Land Value (£)										CIL Range (£/m ²)						
					Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)	Residual Land Value (£/m ²)							
AL-AS Retail	Supermarket	L 2000	2500	0.63	124,953.2	11,287,628	1,124,922	1,015,426	4,527,027	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115
		M 2000	2500	0.63	17,177,145	4,670,490	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628	4,527,628
	Retail Warehouse	M 2500	2500	0.81	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802
		H 2500	2500	0.81	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802	11,617,802
	Convenience Store	M 3000	3000	0.75	124,953.2	11,287,628	1,124,922	1,015,426	4,527,027	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115	1,212,115
		H 3000	3000	0.75	11,027,807	10,833,311	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807	1,027,807
D1a Offices	Town Centre	L 2000	2000	0.33	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
		H 2000	2000	0.33	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
D1a Offices	Business Park (Edge of Town)	L 2500	2500	0.81	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
		H 2500	2500	0.81	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
B1B2B8 Industrial	Start-up / Move-on Units	M 2000	2000	0.09	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
		H 2000	2000	0.09	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
B1B2B9 Industrial	Large industrial units / industrial estates	M 2500	2500	0.33	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
		H 2500	2500	0.33	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
C1 Hotels	Town Centre	M 6500	6500	0.45	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
		H 6500	6500	0.45	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
C2 Residential Institution	Nursing Home or Similar - Rural	M 5000	5000	1.57	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
		H 5000	5000	1.57	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
C2 Residential Institution	Nursing Home or Similar - Urban	L 3000	3000	0.29	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	
		H 3000	3000	0.29	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	1,177,145	

Key:
 N/A: Not available
 RLV: lower assumed PDL enhancement value (£2,300,000/ha)
 RLV: higher assumed PDL enhancement value and user assumed PDL enhancement value (£2,300,000/ha - £3,000,000/ha)
 Maximum range based on upper and lower local land values.
 Sources: Dixon Speare LLP (April 2012)

Dixon Searle LLP

Development Appraisal

Retail Warehouse (2,500sqm) - Medium Value

Report Date: 26 June 2012

APPRAISAL SUMMARY**DIXON SEARLE LLP****Retail Warehouse (2,500sqm) - Medium Value****Summary Appraisal for Phase 1****REVENUE****Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit
Retail (2,500sqm)	1	2,250.00	£200.00	£450,000

Investment Valuation

Retail (2,500sqm)				
Market Rent	450,000	YP @	6.5000%	15.3846
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.80%	(377,031)	6,500,542
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NET DEVELOPMENT VALUE 6,123,510**NET REALISATION****6,123,510****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.81 Ha £2,383,026.61 pHect)				1,930,252
Stamp Duty				96,513
Agent Fee		1.00%		19,303
Legal Fee		0.75%		14,477
Site Survey & Prep Costs	0.81 m ²	100,000.00 pm ²		81,000
				2,141,544

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail (2,500sqm)	2,500.00	£586.00	1,465,000	1,465,000
Contingency		5.00%	73,250	
CIL	2,500.00 m ²	125.00 pm ²	312,500	385,750
Other Construction				
Site Works		20.00%	293,000	293,000

PROFESSIONAL FEES

All Professional		10.00%	175,800	175,800
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MARKETING & LETTING

Letting Agent Fee		11.00%	49,500	
Letting Legal Fee		0.75%	3,375	52,875

Additional Costs

Arrangement Fee		1.00%	19,303	19,303
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	29,300	
BREEAM		5.00%	73,250	102,550

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			137,998	
Construction			49,582	
Total Finance Cost				187,581

TOTAL COSTS**4,823,402**

Retail Warehouse (2,500sqm) - Medium Value

PROFIT

1,300,108

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
Gross Initial Yield%	6.92%
Net Initial Yield%	6.92%

IRR 47.33%

Rent Cover 2 yrs 11 mths

Profit Erosion (finance rate 6.500%) 3 yrs 8 mths

Land Cost pHect 2,383,027

APPRAISAL SUMMARY

DIXON SEARLE LLP

Retail Warehouse (2,500sqm) - Medium Value

Net Rent at Sale	Initial MRV
450,000	450,000

6,500,542

□ □□□□ □ □□□□ □□□

Development Appraisal

Supermarket (2,000sqm) □ Medium Value

£125 CIL

Report Date □ 26 □ June 2012

**Supermarket (2,000sqm) - Medium Value
£125 CIL**

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit
Retail (2,500sqm)	1	1,800.00	£260.00	£468,000

Investment Valuation

Retail (2,500sqm)				
Current Rent	468,000	YP @	6.5000%	15.3846

GROSS DEVELOPMENT VALUE 7,200,000

Purchaser's Costs 5.80% (417,600)

NET DEVELOPMENT VALUE 6,782,400

NET REALISATION 6,782,400

OUTLAY

ACQUISITION COSTS

Residualised Price (0.61 Ha £1,836,771.98 pHect)			1,120,431	
Stamp Duty		1.00%	11,204	
Agent Fee		1.00%	11,204	
Legal Fee		0.75%	8,403	
Site Survey & Prep Costs	0.61 m ²	100,000.00 pm ²	61,000	
				1,212,243

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail (2,500sqm)	2,000.00	£1,261.00	2,522,000	2,522,000
Contingency		5.00%	126,100	
CIL	2,000.00 m ²	125.00 pm ²	250,000	
				376,100
Other Construction				
Site Works		20.00%	504,400	
				504,400

PROFESSIONAL FEES

All Professional		10.00%	302,640	
				302,640

MARKETING & LETTING

Letting Agent Fee		11.00%	51,480	
Letting Legal Fee		0.75%	3,510	
				54,990

Additional Costs

Arrangement Fee		1.00%	11,204	
				11,204

MISCELLANEOUS FEES

Planning / Insurances		2.00%	50,444	
BREEAM		5.00%	126,100	
				176,540

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			90,444	
Construction			91,839	
Total Finance Cost				182,283

TOTAL COSTS 5,342,400

APPRAISAL SUMMARY**DIXON SEARLE LLP****Supermarket (2,000sqm) - Medium Value****£125 CIL****PROFIT****1,440,000****Performance Measures**

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	8.76%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
Gross Initial Yield%	6.50%
Net Initial Yield%	6.50%
IRR	52.59%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths
Land Cost pHect	1,836,772

Supermarket (2,000sqm) - Medium Value
£125 CIL

Net Rent at Sale	Initial MRV
468,000	468,000

7,200,000

APPRAISAL SUMMARY

DIXON SEARLE LLP

Supermarket (2,000sqm) - Medium Value
£125 CIL

Dillon Searle LLP

Development Appraisal

Convenience Store (300sqm) Medium Value

Report Date 26 June 2012

APPRAISAL SUMMARY**DIXON SEARLE LLP****Convenience Store (300sqm) - Medium Value****Summary Appraisal for Phase 1****REVENUE****Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail (300sqm)	1	270.00	£150.00	£40,500	40,500

Investment Valuation

Retail (300sqm)					
Current Rent	40,500	YP @	6.5000%	15.3846	623,077

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.80%	(36,138)	623,077	
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NET DEVELOPMENT VALUE

				<u>586,938</u>	
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NET REALISATION

				586,938	
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OUTLAY**ACQUISITION COSTS**

Residualised Price (0.05 Ha £1,896,682.54 pHect)				94,834	
Agent Fee			1.00%	948	
Legal Fee			0.75%	711	
Site Survey & Prep Costs	0.05 m ²	100,000.00 pm ²		5,000	
					101,494

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail (300sqm)	300.00	£763.00	228,900	228,900
Contingency		5.00%	11,445	
CIL	300.00 m ²	50.00 pm ²	15,000	
				26,445
Other Construction				
Site Works		20.00%	45,780	
				45,780

PROFESSIONAL FEES

All Professional		10.00%	27,468	
				27,468

MARKETING & LETTING

Letting Agent Fee		10.00%	4,050	
Letting Legal Fee		0.75%	304	
				4,354

Additional Costs

Arrangement Fee		1.00%	948	
				948

MISCELLANEOUS FEES

Planning / Insurances		2.00%	4,578	
BREEAM		5.00%	11,445	
				16,023

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			5,908	
Construction			5,004	
Total Finance Cost				10,911

TOTAL COSTS

				462,323
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PROFIT

				124,615
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Convenience Store (300sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	8.76%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
Gross Initial Yield%	6.50%
Net Initial Yield%	6.50%
IRR	73.35%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths
Land Cost pHect	1,896,683

APPRAISAL SUMMARY

DIXON SEARLE LLP

Convenience Store (300sqm) - Medium Value

Initial
MRV
40,500

Dillon Searle LLP

Development Appraisal

Report Date 26 June 2012

Summary Appraisal for Phase 1

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit
Hotel	160	4,032.00	£12.33	£4,500

Investment Valuation

Hotel				
Current Rent	720,000	YP @	6.5000%	15.3846
GROSS DEVELOPMENT VALUE				11,076,923
Purchaser's Costs		5.80%	(642,462)	
NET DEVELOPMENT VALUE				<u>10,434,462</u>

NET REALISATION

10,434,462

OUTLAY

ACQUISITION COSTS

Residualised Price			(1,930,331)	
Site Survey & Prep Costs	0.45 m ²	100,000.00 pm ²	45,000	
				(1,885,331)

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Hotel	4,480.00	£1,508.00	6,755,840	6,755,840
Contingency		5.00%	337,792	337,792

Other Construction

Site Works		20.00%	1,351,168	1,351,168
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PROFESSIONAL FEES

All Professional		10.00%	810,701	810,701
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MARKETING & LETTING

Letting Agent Fee		10.00%	72,000	
Letting Legal Fee		0.75%	5,400	
				77,400

Additional Costs

Arrangement Fee		1.00%	19,303	19,303
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	135,117	
BREEAM		5.00%	337,792	
				472,909

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			(164,393)	
Construction			443,688	
Total Finance Cost				279,295

TOTAL COSTS

8,219,077

PROFIT

2,215,384

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%

APPRAISAL SUMMARY

DIXON SEARLE LLP

Profit on NDV%	21.23%
Development Yield% (on Rent)	8.76%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
Gross Initial Yield%	6.50%
Net Initial Yield%	6.50%
IRR	N/A
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths
Land Cost pHect	(4,289,624)

Net Rent at Sale	Initial MRV
720,000	720,000

11,076,923



Appendix III

Market Values & Assumptions Research



Appendix III

Market, Values and Assumptions Research Community Infrastructure Levy Viability Assessment

Dixon Searle LLP
The Well House
28D Headley Road
Grayshott
Hindhead
GU26 6LD

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Appendix III contents

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Commercial & other property information	34 - 112
EGi property resource extracts (map, more on house price trends, commercial property availability and deals examples)	Follows above

Overall market review - May 2012

(Property advertised for sale / including sold subject to contract)

Sevenoaks District Council – Summary Data (April/May 2012)

Average Asking Prices Analysis - Flats and Houses						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Leigh (SV)	-	-	-	-	£749,167	£749,167
Sevenoaks (Kippington)	-	£364,975	£301,974	£452,075	£904,583	£607,258
Otford (LSC)	-	£262,500	£338,332	£490,869	£700,000	£534,184
Brasted (SV)	-	-	£282,475	£474,983	£1,150,000	£523,317
Sevenoaks (Chipstead & Bessels Gn)	-	-	£272,500	£405,817	£646,243	£483,047
Sevenoaks Weald (SV)	-	£165,000	-	£399,995	£622,500	£452,499
Knockholt Pound (SV)	-	-	£295,990	£481,650	£712,500	£434,990
Hartley (SV)	-	-	-	£326,247	£503,843	£415,045
Eynsford (SV)	£150,000	£165,000	£289,999	£344,999	£618,571	£395,750
Shoreham (SV)	-	-	£307,488	£338,317	£597,475	£382,206
Sevenoaks (Town & St John's)	£177,299	£277,250	£387,440	£477,913	£689,992	£362,984
Crockenhill (SV)	-	-	£210,000	£209,998	£587,500	£360,999
Sevenoaks (Dunton Gn & Riverhead)	£168,950	£234,133	£248,828	£343,973	£543,932	£356,284
Seal (SV)	£115,000	£188,500	£241,250	£308,300	£587,970	£354,783
Kemsing (SV)	-	-	£229,975	£338,559	£467,661	£352,354
Halstead (SV)	-	-	£222,475	£499,950	£404,975	£350,970
Sevenoaks (Northern)	£145,000	£179,165	£216,475	£310,820	£526,355	£348,518
Westerham (LSC)	£150,000	-	£279,428	£303,700	£524,158	£335,386
Farningham (SV)	£170,000	£190,000	£259,998	£310,000	£565,000	£335,357
Sevenoaks (Eastern)	£177,331	£311,939	£250,640	£331,250	£642,056	£330,523
Sundridge (SV)	-	-	£243,725	£338,300	£350,000	£308,725
West Kingsdown (SV)	£90,000	-	£165,000	£234,495	£393,888	£308,498
Horton Kirby (SV)	-	£237,500	£300,000	£229,988	£406,000	£278,550
Hextable (SV)	-	£148,498	£190,000	£247,971	£307,661	£244,300
Edenbridge (RSC)	£173,137	£191,692	£205,382	£237,245	£426,660	£239,941
New Ash Green (LSC)	£115,000	£136,749	£151,463	£191,858	£260,345	£200,948
Swanley (ST)	£104,168	£151,500	£154,999	£216,379	£316,420	£187,180
South Darenth (SV)	£109,050	£151,535	£174,998	£197,149	£237,500	£154,978
Overall	£140,836	£217,602	£244,435	£300,688	£517,139	£318,840

April/May 2012, www.rightmove.co.uk

Average Asking Price Analysis - Flats and Houses		
1 Bed Flat	-	£140,836
2 Bed Flat	-	£217,602
2 Bed House	Terraced	£235,337
	Semi-Detached	£271,620
	Detached	£322,158
3 Bed House	Terraced	£243,176
	Semi-Detached	£294,305
	Detached	£433,773
4 Bed House	Terraced	£343,658
	Semi-Detached	£405,213
	Detached	£579,559

Average Asking Prices Analysis - Bungalows				
Settlement	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	All Properties
Knockholt Pound (SV)	-	£695,000	-	£695,000
Eynsford (SV)	-	£487,500	-	£487,500
Farningham (SV)	£269,995	£695,000	£487,500	£484,999
Kemsing (SV)	-	£455,833	£550,000	£479,375
Sevenoaks (Chipstead & Bessels Gn)	-	£470,990	-	£470,990
Otford (LSC)	-	£463,333	-	£463,333
Sundridge (SV)	£425,000	-	-	£425,000
Sevenoaks Weald (SV)	£375,000	£444,975	-	£421,650
Sevenoaks (Town & St John's)	£415,000	-	-	£415,000
Halstead (SV)	£395,000	-	-	£395,000
Hartley (SV)	£301,916	£397,798	£457,000	£362,653
Edenbridge (RSC)	£256,650	£361,990	£540,000	£346,656
West Kingsdown (SV)	£257,499	£306,250	£343,119	£311,247
Crockenhill (SV)	-	£289,995	-	£289,995
Seal (SV)	£245,000	£325,000	-	£285,000
Sevenoaks (Eastern)	£255,000	£312,475	-	£277,990
Swanley (ST)	£219,998	£249,982	£499,995	£272,848
South Darenth (SV)	£240,000	£300,000	£220,000	£265,000
Hextable (SV)	£265,000	£249,982	-	£253,736
Horton Kirby (SV)	£237,500	£229,950	-	£233,725
New Ash Green (LSC)	£175,748	-	-	£175,748
Overall	£273,392	£378,878	£402,747	£346,928

Average Asking Price Analysis - Bungalows		
2 Bed Bungalow	-	£273,392
3 Bed Bungalow	-	£378,878
4 Bed Bungalow	-	£402,747

April/May 2012, www.rightmove.co.uk

Individual settlements data -

Sevenoaks (Eastern Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£795,000	£804,863
Semi-Detached	n/a	£269,975	£296,385	£424,982
Terraced	n/a	£245,806	£302,475	-
Flats	£177,331	£311,939	n/a	n/a
Bungalows	n/a	£255,000	£312,475	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£177,331	£125,000	£154,999	£182,475	£187,488	£248,750
2-Bed Flats	£311,939	£155,000	£217,500	£249,950	£265,000	£875,000
2-Bed Houses	£250,640	£210,000	£219,375	£235,000	£282,250	£329,950
3-Bed Houses	£331,250	£249,950	£269,950	£289,950	£335,000	£795,000
4-Bed Houses	£642,056	£339,950	£419,973	£495,000	£712,250	£1,395,000
2-Bed Bungalows	£255,000	£245,000	£245,000	£245,000	£260,000	£275,000
3-Bed Bungalows	£312,475	£249,950	£281,213	£312,475	£343,738	£375,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Kippington Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£338,975	£671,667	£932,727
Semi-Detached	n/a	£249,995	£440,000	£595,000
Terraced	n/a	£279,950	£348,317	-
Flats	-	£364,975	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£364,975	£179,950	£272,463	£364,975	£457,488	£550,000
2-Bed Houses	£301,974	£249,995	£272,461	£281,450	£310,963	£395,000
3-Bed Houses	£452,075	£289,950	£358,750	£375,000	£542,500	£795,000
4-Bed Houses	£904,583	£450,000	£810,000	£925,000	£1,021,250	£1,375,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Northern Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£322,500	£624,983
Semi-Detached	n/a	£219,975	£360,817	£495,707
Terraced	n/a	£214,725	£229,986	£445,000
Flats	£145,000	£179,165	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£145,000	£145,000	£145,000	£145,000	£145,000	£145,000
2-Bed Flats	£179,165	£170,000	£176,250	£182,500	£183,748	£184,995
2-Bed Houses	£216,475	£184,500	£186,200	£214,725	£247,338	£250,000
3-Bed Houses	£310,820	£195,000	£247,463	£257,500	£400,000	£465,000
4-Bed Houses	£526,355	£325,000	£397,475	£550,000	£650,000	£750,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Town & St John's Ward)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£420,000	£537,500	£763,333
Semi-Detached	n/a	-	£490,707	£575,000
Terraced	n/a	£383,822	£408,333	£699,950
Flats	£177,299	£277,250	n/a	n/a
Bungalows	n/a	£415,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£177,299	£129,950	£149,973	£155,000	£179,973	£310,000
2-Bed Flats	£277,250	£150,000	£175,000	£222,500	£301,250	£675,000
2-Bed Houses	£387,440	£275,000	£342,463	£374,975	£397,375	£625,000
3-Bed Houses	£477,913	£235,000	£418,738	£502,500	£538,750	£620,000
4-Bed Houses	£689,992	£550,000	£616,250	£670,000	£693,713	£950,000
2-Bed Bungalows	£415,000	£410,000	£412,500	£415,000	£417,500	£420,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Dunton Green & Riverhead Ward)

(62 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£250,000	£275,000	£684,500
Semi-Detached	n/a	£262,500	£311,250	£398,333
Terraced	n/a	£246,635	£363,960	£382,450
Flats	£168,950	£234,133	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£168,950	£139,950	£159,950	£179,950	£183,450	£186,950
2-Bed Flats	£234,133	£182,500	£215,000	£249,950	£249,950	£264,950
2-Bed Houses	£248,828	£180,000	£223,000	£250,000	£275,000	£319,950
3-Bed Houses	£343,973	£275,000	£307,475	£354,950	£367,475	£460,000
4-Bed Houses	£543,932	£319,950	£394,950	£425,000	£712,500	£995,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks (Chipstead & Bessels Green)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£650,000	£646,243
Semi-Detached	n/a	-	£399,950	-
Terraced	n/a	£272,500	£346,238	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£470,990	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£272,500	£225,000	£258,750	£282,500	£296,250	£300,000
3-Bed Houses	£405,817	£299,950	£331,250	£374,975	£407,488	£650,000
4-Bed Houses	£646,243	£425,000	£571,238	£680,000	£720,000	£799,995
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£470,990	£425,000	£439,950	£465,000	£475,000	£550,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Swanley (Secondary Town)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£276,868	£377,847
Semi-Detached	n/a	£175,000	£217,814	£265,989
Terraced	n/a	£153,666	£176,727	£227,500
Flats	£104,168	£151,500	n/a	n/a
Bungalows	n/a	£219,998	£249,982	£499,995

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£104,168	£80,000	£92,000	£100,000	£110,000	£150,000
2-Bed Flats	£151,500	£130,000	£141,250	£153,500	£163,750	£169,000
2-Bed Houses	£154,999	£110,000	£149,999	£155,000	£170,000	£179,995
3-Bed Houses	£216,379	£155,000	£179,998	£219,500	£239,995	£300,000
4-Bed Houses	£316,420	£205,000	£257,499	£299,998	£361,213	£499,995
2-Bed Bungalows	£219,998	£209,995	£209,998	£210,000	£225,000	£240,000
3-Bed Bungalows	£249,982	£210,000	£229,998	£249,995	£269,973	£289,950
4-Bed Bungalows	£499,995	£499,995	£499,995	£499,995	£499,995	£499,995

April/May 2012, www.rightmove.co.uk

Edenbridge (Rural Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£249,995	£347,475	£477,000
Semi-Detached	n/a	£241,950	£289,350	-
Terraced	n/a	£193,511	£217,750	£325,980
Flats	£173,137	£191,692	n/a	n/a
Bungalows	n/a	£256,650	£361,990	£540,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£173,137	£99,950	£117,475	£125,000	£148,725	£950,000
2-Bed Flats	£191,692	£137,200	£179,963	£189,975	£198,750	£255,950
2-Bed Houses	£205,382	£159,950	£189,950	£199,950	£219,950	£285,950
3-Bed Houses	£237,245	£154,950	£183,738	£246,250	£271,249	£395,000
4-Bed Houses	£426,660	£249,950	£355,000	£435,000	£467,500	£735,000
2-Bed Bungalows	£256,650	£229,950	£237,475	£245,000	£270,000	£295,000
3-Bed Bungalows	£361,990	£199,950	£270,000	£325,000	£475,000	£540,000
4-Bed Bungalows	£540,000	£540,000	£540,000	£540,000	£540,000	£540,000

April/May 2012, www.rightmove.co.uk

New Ash Green (Local Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£264,598	£287,841
Semi-Detached	n/a	-	£193,750	£269,982
Terraced	n/a	£151,463	£177,158	£205,000
Flats	£115,000	£136,749	n/a	n/a
Bungalows	n/a	£175,748	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£115,000	£115,000	£115,000	£115,000	£115,000	£115,000
2-Bed Flats	£136,749	£135,000	£135,000	£136,000	£137,749	£139,995
2-Bed Houses	£151,463	£149,950	£149,950	£149,975	£151,488	£155,950
3-Bed Houses	£191,858	£150,000	£166,863	£179,975	£202,463	£379,995
4-Bed Houses	£260,345	£195,000	£216,238	£264,975	£299,984	£319,995
2-Bed Bungalows	£175,748	£169,995	£169,999	£172,498	£178,246	£188,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Oxford (Local Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£652,375	£766,667
Semi-Detached	n/a	-	£336,421	£400,000
Terraced	n/a	£338,332	£279,950	-
Flats	-	£262,500	n/a	n/a
Bungalows	n/a	-	£463,333	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£262,500	£175,000	£218,750	£262,500	£306,250	£350,000
2-Bed Houses	£338,332	£255,000	£267,498	£279,995	£379,998	£480,000
3-Bed Houses	£490,869	£279,950	£316,250	£450,000	£646,250	£875,000
4-Bed Houses	£700,000	£365,000	£532,500	£630,000	£725,000	£1,300,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£463,333	£410,000	£437,500	£465,000	£490,000	£515,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Westerham (Local Service Centre)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£335,000	-	£571,238
Semi-Detached	n/a	£294,950	£292,400	£499,995
Terraced	n/a	£264,992	£312,174	£360,000
Flats	£150,000	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£279,428	£165,000	£259,950	£289,950	£325,000	£335,000
3-Bed Houses	£303,700	£230,000	£249,963	£292,250	£329,963	£475,000
4-Bed Houses	£524,158	£360,000	£469,999	£537,498	£593,713	£650,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Brasted (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£474,983	£1,150,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	£282,475	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£282,475	£275,000	£278,738	£282,475	£286,213	£289,950
3-Bed Houses	£474,983	£389,950	£419,975	£450,000	£517,500	£585,000
4-Bed Houses	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000	£1,150,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Crockenhill (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£587,500
Semi-Detached	n/a	-	£170,000	-
Terraced	n/a	£210,000	£249,995	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£289,995	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£210,000	£210,000	£210,000	£210,000	£210,000	£210,000
3-Bed Houses	£209,998	£170,000	£189,999	£209,998	£229,996	£249,995
4-Bed Houses	£587,500	£500,000	£543,750	£587,500	£631,250	£675,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£289,995	£289,995	£289,995	£289,995	£289,995	£289,995
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Eynsford (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£445,000	£646,667
Semi-Detached	n/a	£359,998	£375,000	£450,000
Terraced	n/a	£255,000	£279,998	-
Flats	£150,000	£165,000	n/a	n/a
Bungalows	n/a	-	£487,500	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£150,000	£145,000	£147,500	£150,000	£152,500	£155,000
2-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Houses	£289,999	£210,000	£252,500	£280,000	£315,000	£399,995
3-Bed Houses	£344,999	£269,995	£284,999	£332,500	£392,500	£445,000
4-Bed Houses	£618,571	£420,000	£475,000	£610,000	£725,000	£900,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£487,500	£475,000	£481,250	£487,500	£493,750	£500,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Farningham (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£382,500	£572,500
Semi-Detached	n/a	-	£260,000	-
Terraced	n/a	£259,998	£278,333	£550,000
Flats	£170,000	£190,000	n/a	n/a
Bungalows	n/a	£269,995	£695,000	£487,500

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£170,000	£170,000	£170,000	£170,000	£170,000	£170,000
2-Bed Flats	£190,000	£190,000	£190,000	£190,000	£190,000	£190,000
2-Bed Houses	£259,998	£249,995	£252,498	£255,000	£265,000	£275,000
3-Bed Houses	£310,000	£260,000	£271,250	£282,500	£331,250	£420,000
4-Bed Houses	£565,000	£350,000	£450,000	£550,000	£672,500	£795,000
2-Bed Bungalows	£269,995	£269,995	£269,995	£269,995	£269,995	£269,995
3-Bed Bungalows	£695,000	£695,000	£695,000	£695,000	£695,000	£695,000
4-Bed Bungalows	£487,500	£475,000	£481,250	£487,500	£493,750	£500,000

April/May 2012, www.rightmove.co.uk

Halstead (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£499,950	£550,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	£222,475	-	£259,950
Flats	-	-	n/a	n/a
Bungalows	n/a	£395,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£222,475	£215,000	£218,738	£222,475	£226,213	£229,950
3-Bed Houses	£499,950	£499,950	£499,950	£499,950	£499,950	£499,950
4-Bed Houses	£404,975	£259,950	£332,463	£404,975	£477,488	£550,000
2-Bed Bungalows	£395,000	£395,000	£395,000	£395,000	£395,000	£395,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Hartley (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£456,429	£503,843
Semi-Detached	n/a	-	£282,488	-
Terraced	n/a	-	£179,000	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£301,916	£397,798	£457,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	£326,247	£140,000	£223,750	£297,500	£387,500	£635,000
4-Bed Houses	£503,843	£370,000	£436,250	£510,000	£566,000	£659,995
2-Bed Bungalows	£301,916	£239,995	£281,125	£306,250	£325,000	£355,000
3-Bed Bungalows	£397,798	£339,000	£370,000	£379,995	£449,995	£450,000
4-Bed Bungalows	£457,000	£449,000	£453,000	£457,000	£461,000	£465,000

April/May 2012, www.rightmove.co.uk

Hextable (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£349,983	£332,790
Semi-Detached	n/a	£202,500	£249,226	£276,250
Terraced	n/a	£181,667	£201,921	-
Flats	-	£148,498	n/a	n/a
Bungalows	n/a	£265,000	£249,982	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£148,498	£120,000	£142,496	£149,998	£155,999	£173,995
2-Bed Houses	£190,000	£150,000	£185,000	£200,000	£205,000	£210,000
3-Bed Houses	£247,971	£170,000	£200,000	£244,950	£270,000	£425,000
4-Bed Houses	£307,661	£250,000	£270,000	£315,000	£325,000	£369,000
2-Bed Bungalows	£265,000	£265,000	£265,000	£265,000	£265,000	£265,000
3-Bed Bungalows	£249,982	£204,950	£237,473	£269,995	£272,498	£275,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Horton Kirby (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£500,000
Semi-Detached	n/a	£300,000	£227,475	-
Terraced	n/a	-	£232,500	£312,000
Flats	-	£237,500	n/a	n/a
Bungalows	n/a	£237,500	£229,950	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£237,500	£225,000	£231,250	£237,500	£243,750	£250,000
2-Bed Houses	£300,000	£300,000	£300,000	£300,000	£300,000	£300,000
3-Bed Houses	£229,988	£219,950	£219,988	£227,500	£237,500	£245,000
4-Bed Houses	£406,000	£312,000	£359,000	£406,000	£453,000	£500,000
2-Bed Bungalows	£237,500	£237,500	£237,500	£237,500	£237,500	£237,500
3-Bed Bungalows	£229,950	£229,950	£229,950	£229,950	£229,950	£229,950
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Kemsing (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£416,863	£518,332
Semi-Detached	n/a	£290,000	£303,945	£442,325
Terraced	n/a	£217,970	£256,667	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£455,833	£550,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£229,975	£190,000	£217,450	£227,450	£229,988	£290,000
3-Bed Houses	£338,559	£200,000	£285,000	£299,725	£353,750	£525,000
4-Bed Houses	£467,661	£349,000	£399,995	£469,950	£495,000	£725,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£455,833	£400,000	£412,500	£425,000	£483,750	£542,500
4-Bed Bungalows	£550,000	£550,000	£550,000	£550,000	£550,000	£550,000

April/May 2012, www.rightmove.co.uk

Knockholt Pound (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£424,975	£712,500
Semi-Detached	n/a	£335,000	£595,000	-
Terraced	n/a	£286,238	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	£695,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£295,990	£250,000	£285,000	£295,000	£314,950	£335,000
3-Bed Houses	£481,650	£399,950	£424,975	£450,000	£522,500	£595,000
4-Bed Houses	£712,500	£600,000	£656,250	£712,500	£768,750	£825,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	£695,000	£695,000	£695,000	£695,000	£695,000	£695,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Leigh (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£749,167
Semi-Detached	n/a	-	-	-
Terraced	n/a	-	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	-	£0	-	-	-	£0
4-Bed Houses	£749,167	£627,500	£648,750	£670,000	£810,000	£950,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Seal (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£587,970
Semi-Detached	n/a	£350,000	£395,000	-
Terraced	n/a	£205,000	£264,950	-
Flats	£115,000	£188,500	n/a	n/a
Bungalows	n/a	£245,000	£325,000	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£115,000	£115,000	£115,000	£115,000	£115,000	£115,000
2-Bed Flats	£188,500	£162,000	£175,250	£188,500	£201,750	£215,000
2-Bed Houses	£241,250	£175,000	£197,500	£220,000	£263,750	£350,000
3-Bed Houses	£308,300	£249,950	£264,950	£279,950	£337,475	£395,000
4-Bed Houses	£587,970	£545,000	£549,950	£569,950	£599,950	£675,000
2-Bed Bungalows	£245,000	£245,000	£245,000	£245,000	£245,000	£245,000
3-Bed Bungalows	£325,000	£325,000	£325,000	£325,000	£325,000	£325,000
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Sevenoaks Weald

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£622,500
Semi-Detached	n/a	-	£399,995	-
Terraced	n/a	-	-	-
Flats	-	£165,000	n/a	n/a
Bungalows	n/a	£375,000	£444,975	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
2-Bed Houses	-	£0	-	-	-	£0
3-Bed Houses	£399,995	£399,995	£399,995	£399,995	£399,995	£399,995
4-Bed Houses	£622,500	£595,000	£608,750	£622,500	£636,250	£650,000
2-Bed Bungalows	£375,000	£375,000	£375,000	£375,000	£375,000	£375,000
3-Bed Bungalows	£444,975	£410,000	£427,488	£444,975	£462,463	£479,950
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

Shoreham (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	-
Semi-Detached	n/a	£330,000	-	£695,000
Terraced	n/a	£299,983	£338,317	£499,950
Flats	-	-	n/a	n/a
Bungalows	n/a	-	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£307,488	£249,950	£287,488	£315,000	£335,000	£350,000
3-Bed Houses	£338,317	£289,950	£317,475	£345,000	£362,500	£380,000
4-Bed Houses	£597,475	£499,950	£548,713	£597,475	£646,238	£695,000
2-Bed Bungalows	-	£0	-	-	-	£0
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

South Darenth (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	£240,000
Semi-Detached	n/a	-	£230,000	£235,000
Terraced	n/a	£174,998	£180,724	-
Flats	£109,050	£151,535	n/a	n/a
Bungalows	n/a	£240,000	£300,000	£220,000

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£109,050	£60,000	£105,000	£115,000	£119,000	£135,000
2-Bed Flats	£151,535	£119,000	£140,000	£160,000	£165,000	£172,500
2-Bed Houses	£174,998	£160,000	£167,499	£174,998	£182,496	£189,995
3-Bed Houses	£197,149	£170,000	£174,711	£189,973	£207,488	£250,000
4-Bed Houses	£237,500	£235,000	£236,250	£237,500	£238,750	£240,000
2-Bed Bungalows	£240,000	£240,000	£240,000	£240,000	£240,000	£240,000
3-Bed Bungalows	£300,000	£250,000	£275,000	£300,000	£325,000	£350,000
4-Bed Bungalows	£220,000	£220,000	£220,000	£220,000	£220,000	£220,000

April/May 2012, www.rightmove.co.uk

Sundridge (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£439,950	-
Semi-Detached	n/a	-	£287,475	£350,000
Terraced	n/a	£243,725	-	-
Flats	-	-	n/a	n/a
Bungalows	n/a	£425,000	-	-

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	-	£0	-	-	-	£0
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£243,725	£237,500	£240,613	£243,725	£246,838	£249,950
3-Bed Houses	£338,300	£285,000	£287,475	£289,950	£364,950	£439,950
4-Bed Houses	£350,000	£350,000	£350,000	£350,000	£350,000	£350,000
2-Bed Bungalows	£425,000	£425,000	£425,000	£425,000	£425,000	£425,000
3-Bed Bungalows	-	£0	-	-	-	£0
4-Bed Bungalows	-	£0	-	-	-	£0

April/May 2012, www.rightmove.co.uk

West Kingsdown (Service Village)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£283,317	£401,470
Semi-Detached	n/a	-	£225,833	-
Terraced	n/a	£165,000	£203,000	£265,000
Flats	£90,000	-	n/a	n/a
Bungalows	n/a	£257,499	£306,250	£343,119

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£90,000	£90,000	£90,000	£90,000	£90,000	£90,000
2-Bed Flats	-	£0	-	-	-	£0
2-Bed Houses	£165,000	£165,000	£165,000	£165,000	£165,000	£165,000
3-Bed Houses	£234,495	£180,000	£212,250	£235,000	£252,463	£325,000
4-Bed Houses	£393,888	£265,000	£332,496	£362,500	£459,996	£565,000
2-Bed Bungalows	£257,499	£220,000	£227,500	£239,998	£269,996	£330,000
3-Bed Bungalows	£306,250	£240,000	£283,750	£297,500	£306,250	£435,000
4-Bed Bungalows	£343,119	£300,000	£308,738	£317,500	£353,750	£440,000

April/May 2012, www.rightmove.co.uk

Sevenoaks District Council – New Build Properties (April/May 2012)

Address	Description	Price	Size (m ²)	Price per m ²	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Sevenoaks								
Houses (Eastern Ward)								
Cobden Mews, Quakers Hall Lane, TN13 3TX	2 bed terraced	£295,000	n/k					Regalpoint/ Ibbett Mosely
Houses (Kippington Ward)								
Burgate, Solefields Road, TN13 1PF	5 bed detached	£1,350,000	271.7	£4,970	£3,976	£4,473	£5,467	DBS Homes/ Jackson-Stops
The Rise, TN13	5 bed detached	£1,275,000	284.0	£4,489	£3,592	£4,040	£4,938	Kentmere Homes/ Knight Frank
Grange Road, TN13	4 bed detached	£450,000	130.0	£3,462	£2,769	£3,115	£3,808	John Kingston
Croft Close, Oak Lane, TN13 1BF	3 bed semi	£595,000	173.1	£3,438	£2,750	£3,094	£3,782	Savills
Houses (Northern Ward)								
Bradbourne Vale Road, TN13	4 bed semi	£650,000	n/k					Ibbett Mosely
	4 bed semi	£650,000	n/k					
Houses (Town & St John's Ward)								
Austen Place, Hitchen Hatch Lane, TN13	5 bed detached	£1,795,000	397.4	£4,517	£3,613	£4,065	£4,969	McCulloch Homes/ Savills
Houses (Dunton Green & Riverhead Ward)								
Rye Lane, Dunton Green, TN14 5HW	4 bed semi	£425,000	n/k					RPC New Homes
	4 bed semi	£415,000	n/k					
The Chase, Rye Lane, Dunton Green, TN14 5HD	4 bed townhouse	£404,950	113.0	£3,584	£2,867	£3,225	£3,942	Berkeley Homes
	4 bed townhouse	£399,950	113.0	£3,539	£2,832	£3,185	£3,893	
	4 bed townhouse	£399,950	113.0	£3,539	£2,832	£3,185	£3,893	
	3 bed terraced	£399,950	99.0	£4,040	£3,232	£3,636	£4,444	
	3 bed terraced	£384,950	99.0	£3,888	£3,111	£3,500	£4,277	
	3 bed terraced	£359,950	94.0	£3,829	£3,063	£3,446	£4,212	
3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154		

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
	3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154	
	3 bed terraced	£354,950	94.0	£3,776	£3,021	£3,398	£4,154	
Ryewood Gate, Rye Lane, Dunton Green, TN14 5HD	3 bed terraced	£324,950	86.5	£3,757	£3,005	£3,381	£4,132	Berkeley Homes
	3 bed terraced	£314,950	86.5	£3,641	£2,913	£3,277	£4,005	
Houses (Chipstead & Bessels Green)								
Westerham Road, Bessels Green, TN13	3 bed terraced	£325,000	74.2	£4,380	£3,504	£3,942	£4,818	John Kingston
Average (Houses)		£558,157	142.1	£3,906	£3,125	£3,515	£4,297	
Flats (Eastern Ward)								
Cobden Mews, Quakers Hall Lane, TN13 3TX	2 bed flat	£265,000	n/k					Regalpoint/ Ibbett Mosely
	2 bed flat	£265,000	n/k					
	2 bed flat	£249,950	n/k					
	1 bed flat	£185,000	n/k					
	1 bed flat	£185,000	n/k					
Flats (Dunton Green & Riverhead Ward)								
The Chase, Rye Lane, Dunton Green, TN14 5HD	2 bed flat	£264,950	74.0	£3,580	£2,864	£3,222	£3,938	Berkeley Homes
	2 bed flat	£249,950	75.0	£3,333	£2,666	£2,999	£3,666	
	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	
	2 bed flat	£249,950	70.0	£3,571	£2,857	£3,214	£3,928	
	2 bed flat	£249,950	69.0	£3,622	£2,898	£3,260	£3,985	
	2 bed flat	£244,950	68.0	£3,602	£2,882	£3,242	£3,962	
	1 bed flat	£186,950	45.0	£4,154	£3,324	£3,739	£4,570	
Average (Flats)		£237,217	67.3	£3,633	£2,907	£3,270	£3,997	
Developments (Eastern Ward)								
Sackville Place, The Vine, TN13 3TG	7 x 2 or 3 bed flats, 3 x penthouse flats, 1 x 5 bed house	from £875,000						Lochailort/ Savills New Homes

Edenbridge								
Houses								
Eden View, High Street, TN8 5AY	4 bed townhouse	£435,000	139.0	£3,129	£2,504	£2,817	£3,442	Woldingham Homes/ Howard Cundy
	4 bed townhouse	£435,000	136.0	£3,199	£2,559	£2,879	£3,518	
Eden Chase, Main Road, TN8	3 bed semi	£360,000	104.0	£3,462	£2,769	£3,115	£3,808	Rydon Homes

Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Average (Houses)		£410,000	126.3	£3,263	£2,611	£2,937	£3,590	
Flats								
Eadhelm Court, Penlee Close, TN8 5FD (retirement)	2 bed flat	£255,950	n/k					McCarthy & Stone/ Langford Rae Van Bergen
Eden View, High Street, TN8 5AY	2 bed flat	£240,000	64.5	£3,721	£2,977	£3,349	£4,093	Woldingham Homes/ Howard Cundy
Meade Court, High Street, TN8 5AP	2 bed flat	£200,000	60.9	£3,284	£2,627	£2,956	£3,612	Combe Bank Homes/Savills
	2 bed flat	£195,000	60.8	£3,207	£2,566	£2,887	£3,528	
	2 bed flat	£190,000	66.6	£2,853	£2,282	£2,568	£3,138	
	2 bed flat	£187,500	63.6	£2,948	£2,358	£2,653	£3,243	
	2 bed flat	£180,000	58.8	£3,061	£2,449	£2,755	£3,367	
Average (Flats)		£206,921	62.5	£3,179	£2,543	£2,861	£3,497	
Land for Sale								
Hilders Lane Baptist Chapel,	Planning permission 3 x 4 bed terraced houses	POA						Williams Wesson

Otford								
Houses								
Tudor Crescent, TN14	5 bed detached	£1,650,000	n/k					Langford Rae O'Neill
Shoreham Road, TN14 5RN	5 bed detached	£1,600,000	354.3	£4,516	£3,613	£4,064	£4,968	Savills
Average (Houses)		£1,625,000	354.3	£4,516	£3,613	£4,064	£4,968	

Halstead								
Houses								
Knockholt Road	4 bed detached	£550,000	163.5	£3,364	£2,691	£3,028	£3,700	Langford Rae O'Neill
Average (Houses)		£550,000	163.5	£3,364	£2,691	£3,028	£3,700	

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Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Hartley								
Houses								
Gorsewood Road	5 bed detached	£650,000	n/k					Hartley Estates
Church Road	4 bed detached	£500,000	n/k					Birchfield Homes/ Clifton & Co
Average (Houses)		£500,000						

Seal								
Houses								
Childsbridge Lane, TN15	5 bed detached	£925,000	247.4	£3,738	£2,991	£3,365	£4,112	Chesterton Humberts
Average (Houses)		£925,000	247.4	£3,738	£2,991	£3,365	£4,112	
Bungalows								
High Street, TN15 0AF	2 bed semi	£245,000	n/k					Regalpoint Properties/ Ibbett Mosely
Average (Bungalows)		£245,000						
Flats								
High Street, TN15 0AF	2 bed flat	£215,000	n/k					Regalpoint Properties/ Ibbett Mosely
Average (Flats)		£215,000						

South Darent								
Developments								
The Mill	2 bed flats (shared ownership)	£52,500 (for 35% share)						West Kent Housing

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Address	Description	Price	Size (m2)	Price per m2	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Swanley								
Recent Developments								
Squirrels Close (St Bartholomew's Laundry)	10 x terraced houses sold for between £229,000 and £245,000 from April 2011 to January 2012							Bellway Homes
	10 x flats sold for between £125,000 and £159,950 from March to July 2011							
West Kingsdown								
Houses								
Kingsingfield Road, TN15	4 bed detached	£550,000	189.8	£2,897	£2,318	£2,607	£3,187	Arun Land & New Homes
Average (Houses)		£550,000	189.8	£2,897	£2,318	£2,607	£3,187	
Land for Sale								
London Road	Planning permission for 3/4 bed detached	£120,000						Kings, Swanley

April/May 2012, www.rightmove.co.uk

Notes on above new builds information:

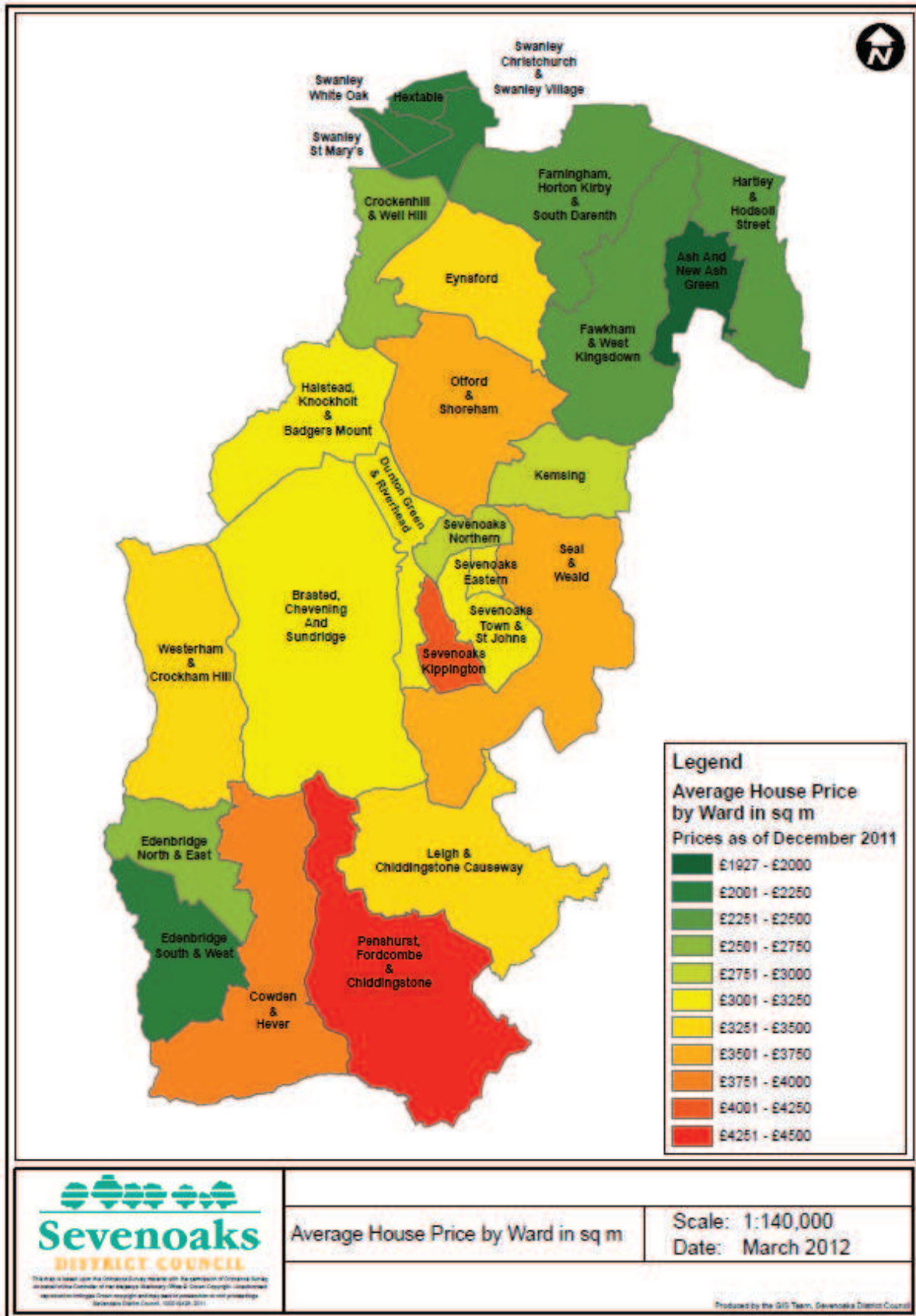
Not exhaustive – there may be other examples.

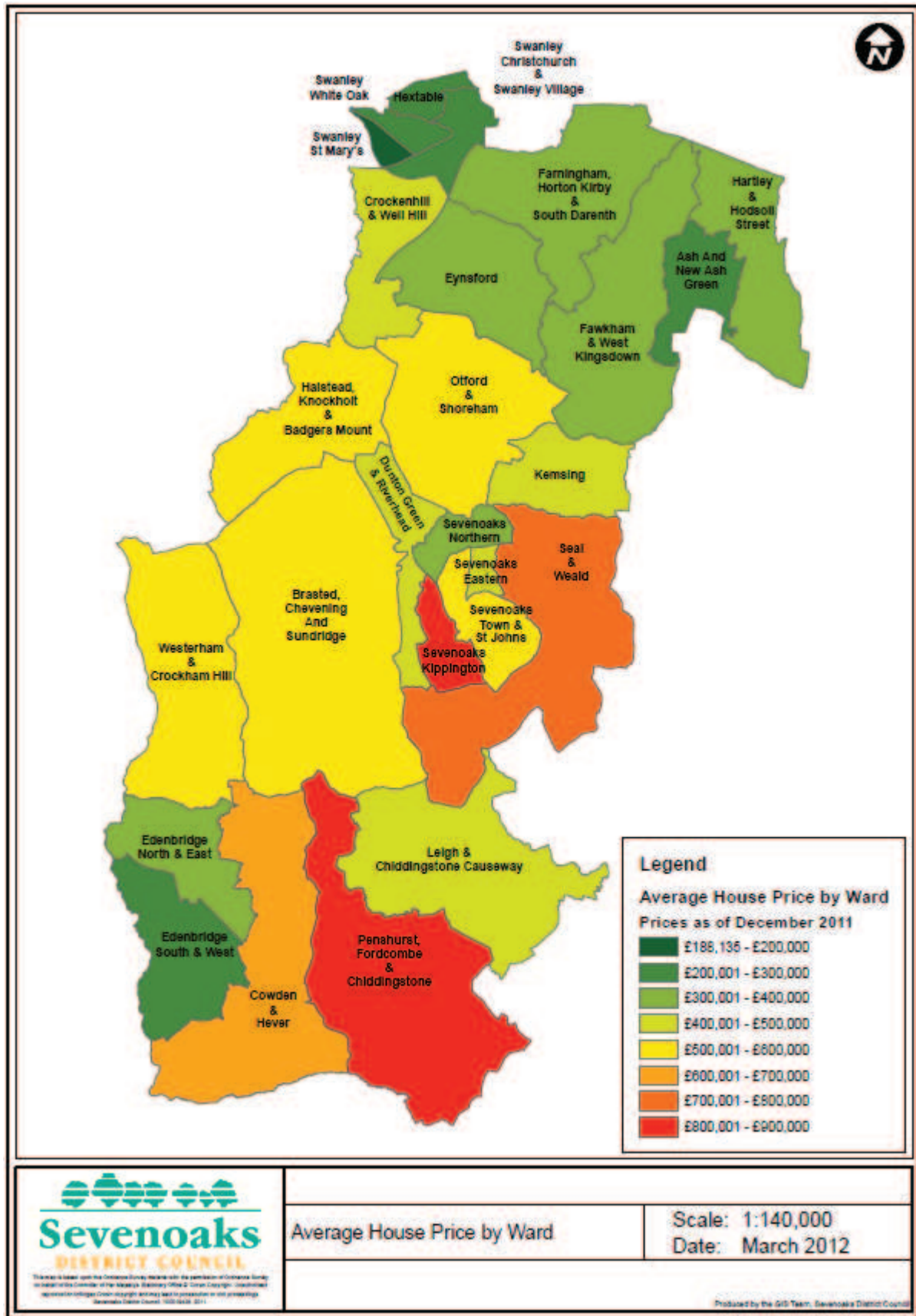
Per sq m values are necessarily indications.

Entries in *italics* text are based on estimated floor areas (by DSP) from plans or other information provided by Agents / house builders.

n/k = not known. Where no plan or other information was readily available to allow us to estimate the floor area and therefore provide per sq m pricing indications.

Hometrack Data





Economic Context

Bank of England

Current official Bank Rate (Base Rate) remained at 0.5% - since being reduced to that level in March 2009.

Agents' summary of Business Conditions May 2012 (extracts re economic back-drop):

- *'Consumer demand had grown a little in recent months.*
- *Activity in the housing market continued to rise.*
- *Private sector investment intentions pointed to a small increase in capital spending over the coming year.*
- *Goods export growth remained strong, particularly to emerging market economies.*
- *Turnover in business services had improved a little compared with a year earlier, partly due to higher prices.*
- *Manufacturing output for the domestic market continued to expand at a moderate pace.*
- *There had been a further contraction in construction output, in large part due to declining work for the public sector.*
- *For firms with strong balance sheets, credit was normally available on reasonable terms. But for some businesses there had been a rise in the interest rate spreads charged on loans over the past few months, and fees were also reported to have increased.*
- *Private sector employment was expected to be broadly unchanged over the next six months.*
- *In manufacturing, capacity utilisation was a little below normal, with most firms able to meet expected changes in demand comfortably. There tended to be relatively more slack in the service sector.*
- *Labour cost growth remained fairly modest, and there were generally few signs of upward pressure on pay from employees.*
- *Input cost inflation remained around its historical average. But the Agents' score had edged up, as past increases in the price of oil fed through to a range of materials, and rising production costs abroad pushed up on import prices.*
- *Manufacturing output prices continued to rise at a moderate pace reflecting some pass-through of increases in costs. Business services inflation was subdued, but had picked up a little.*
- *Consumer price inflation remained elevated.'*

Housing Market Context

Land Registry House Price Index April 2012 (released 29th May 2012)

'The April data shows a negative monthly price movement of -0.3 per cent'.

The annual change now stands at -1.0 per cent, bringing the average house price in England and Wales to £160,417.

The number of property transactions has increased slightly over the last year. From November 2010 to February 2011 there was an average of 47,624 sales per month. In the same months a year later, the figure was 52,350'.

Summary of England and Wales picture:

Annual change in average house prices -1.0% (minus 1.0%)

Monthly change in average house prices -0.3% (minus 0.3%)

Average price £160,417

Summary of South East picture:

Annual change in average house prices +0.4%

Monthly change in average house prices +0.1%

Average price £206,816

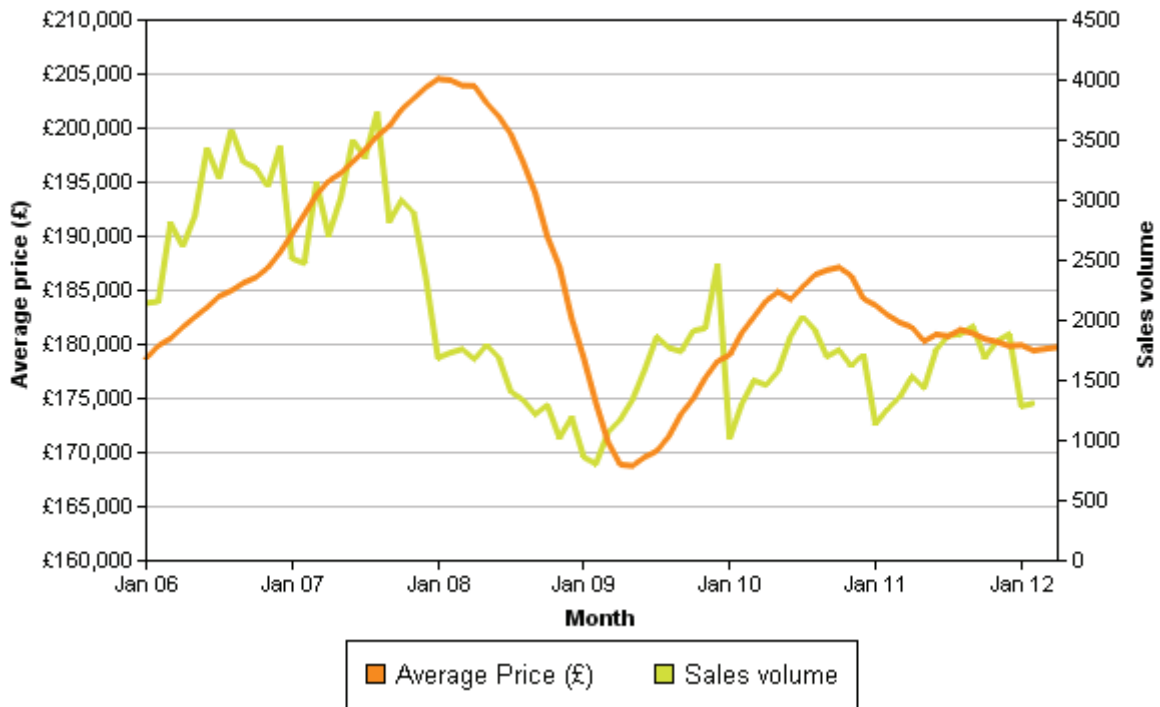
Summary of Kent picture:

Annual change in average house prices -1.0% (minus 1.0%)

Monthly change in average house prices +0.1%

Average price £179,752

House price and sales volume - Kent Council



Source: www.landregistry.gov.uk

DCLG – House Price Index

'The latest UK house price index statistics produced by the Department for Communities and Local Government were released on 13 March 2012.

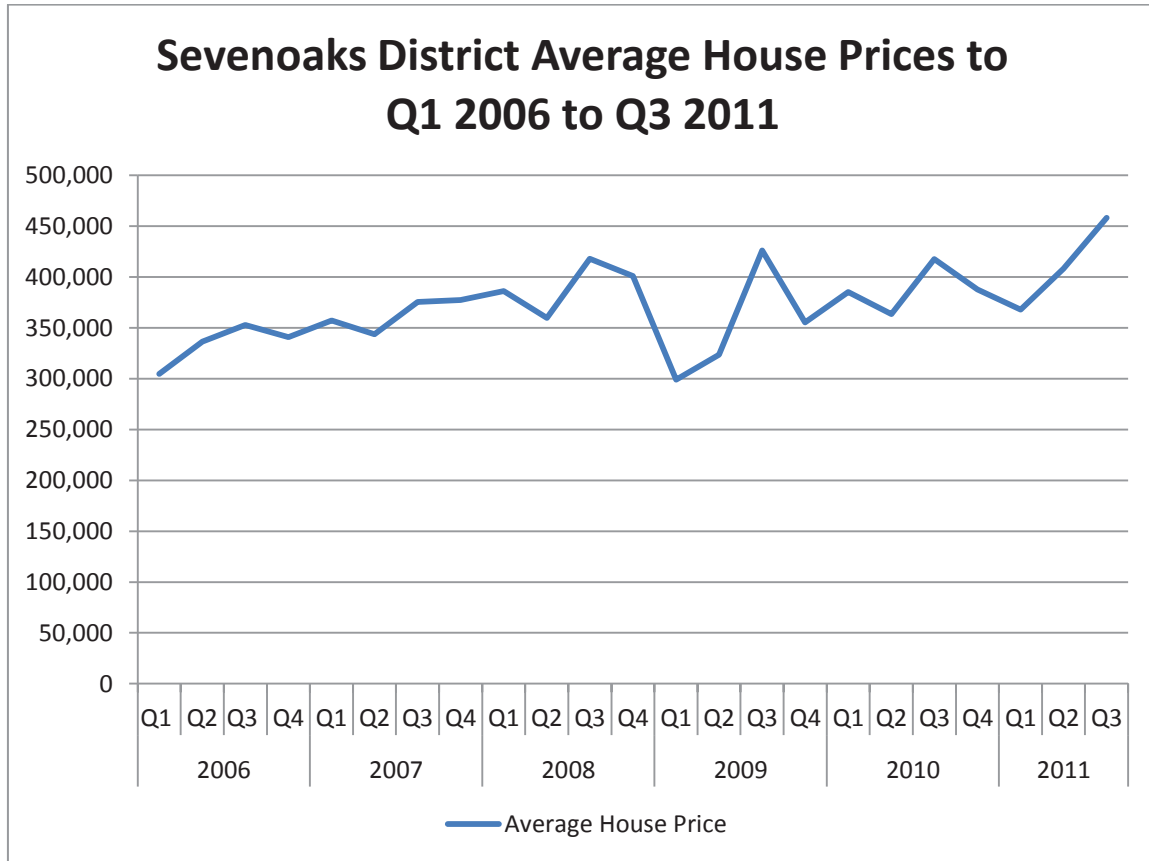
The latest statistics release includes data based on mortgage completions during the month of January 2012.

The key points from the release are:

- In January UK house prices increased by 0.2 per cent over the year and decreased by 0.7 per cent over the month (seasonally adjusted).*
- The average mix-adjusted UK house price was £206,523 (not seasonally adjusted).*
- Average house prices increased by 0.2 per cent over the quarter to January, compared to an increase of 0.6 per cent over the quarter to October (seasonally adjusted).*
- Average prices decreased during the year in three UK countries; Wales (-0.5 per cent), Scotland (-1.7 per cent) and Northern Ireland (-7.6 per cent). However, there was an increase of 0.4 per cent in average house prices in England.*
- Prices paid by first time buyers were 0.8 per cent higher on average than a year earlier whilst there was no change in the prices paid by former owner occupiers.*
- Prices for new properties were 8.8 per cent higher on average than a year earlier whilst prices for pre-owned dwellings decreased by 0.4 per cent.*

DCLG Average House Prices (Quarterly)

The graph below with data taken from the DCLG shows average house price data for Sevenoaks District on a quarterly basis from 2006 to Q3 of 2011 (latest available data).



Data Source:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livatables/housepricestables/localhousepricetables/>

Royal Institution of Chartered Surveyors (RICS) Housing Market Survey (extracts) April 2012:

- 'Activity levels broadly flat in April'
- 'London continues to outperform'
- 'Price expectations decline'

*'The **April 2012 RICS Housing Market Survey** highlights a slight reversal in the improved tone to both activity and price indicators.*

Indeed, the boost received from temporary factors such as the expiration of the stamp duty exemption on properties priced under £250k and unusually mild weather (in March) has waned, as recent weak economic dataflow has eroded confidence in the market.

As an example of this, the (seasonally adjusted) headline price net balance in April slipped from -11 to -19 i.e. 19% more surveyors recorded price falls rather than rises.

That said, it is still noteworthy that 63% of respondents reported no change in prices and of the ones that did see a fall in prices, 81% did so in the 0-2% range.

Turning to activity, newly agreed sales weakened with the net balance turning negative once again (from +10 to -6). This fall in the sales net balance could reflect the payback from sales brought forward by purchasers looking to take advantage of the stamp duty holiday before its expiry.

The net balances for new buyer enquiries and new vendor instructions remain at levels that are broadly consistent with an unchanged level of demand and supply.

Although sales per surveyor (per branch) increased in April, this indicator measures sales over the past three months and thus includes the boost to transaction activity in previous months. Due to this, the sales to stock ratio - a lead indicator of market slack - edged up from 23.3% to 23.7%, but it is still well below the long run average of 33%.

Meanwhile, the three month price outlook (seasonally adjusted) declined in April, reflecting the still fragile level of confidence in the market. Indeed, the net balance dropped from -3 to -17.

Anecdotal evidence from surveyors suggests the recent announcement of the economy re-entering recession has been the main reason for the less upbeat outlook.

Sales expectations (three months ahead) although still positive, were slightly less so this month, with the net balance falling from +20 to +15.

The longer term (non seasonally adjusted) 12 month outlook also showed sales expectations to be upbeat while price expectations over that time horizon are more stable.

Behind the headline national price balance, there remains considerable regional divergence. London continues to be the only region recording rising prices, with a net balance of +20. Reflecting the North/South divide further, the South East had the least negative price balance from the remaining regions, with the West Midlands and Wales recording the most severe price deteriorations.

Outside of England and Wales, Scotland's price net balance remained broadly unchanged at -23 whilst Northern Ireland continues to see a deterioration in prices'.

Residential Values Summary

Overall, for the purposes of this strategic overview of development viability for CIL, we ran our appraisals around the following values range - represented by what we refer to as Values Levels 1 to 12 (1 being the lowest level trialled; 12 the highest).

Sevenoaks DC new build housing values assumptions - Values Range							
Value Level (VL)	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	£ / sq m guide	£ / sq ft guide
1	£101,250	£135,000	£168,750	£213,750	£281,250	£2,250	£209
2	£112,500	£150,000	£187,500	£237,500	£312,500	£2,500	£232
3	£123,750	£165,000	£206,250	£261,250	£343,750	£2,750	£256
4	£135,000	£180,000	£225,000	£285,000	£375,000	£3,000	£279
5	£146,250	£195,000	£243,750	£308,750	£406,250	£3,250	£302
6	£157,500	£210,000	£262,500	£332,500	£437,500	£3,500	£325
7	£168,750	£225,000	£281,250	£356,250	£468,750	£3,750	£349
8	£180,000	£240,000	£300,000	£380,000	£500,000	£4,000	£372
9	£191,250	£255,000	£318,750	£403,750	£531,250	£4,250	£395
10	£202,500	£270,000	£337,500	£427,500	£562,500	£4,500	£418
11	£213,750	£285,000	£356,250	£451,250	£593,750	£4,750	£441
12	£225,000	£300,000	£375,000	£475,000	£625,000	£5,000	£465

Source: DSP from overview of residential research. Indicative prices are based on assumed market dwellings floor areas (see below) – the key information being the range of per sq ft /m sales values levels, which can also be applied to other dwelling types and sizes. In practice dwelling sizes will vary greatly – the above have been selected for the purposes of this study. Value levels 1 to 6 indicate increasing values as seen varying through location and / or market conditions).

The table above assumes (purely for the purpose of price illustrations) the following:

Unit Sizes (sq m)	Affordable	Private
1-bed flat	51	45
2-bed flat	67	60
2-bed house	76	75
3-bed house	86	95
4-bed house	110	125

Agenda Item 5h

Sevenoaks District Council

D|S|P Housing & Development Consultants

As in all areas, values are blurred and this needs to be envisaged more as a continuous and overlapping scale, but the following are broad indications only of the relevance of the values levels (VLs) by locality:

	VL 1 – 4 (£2,250 to £3,000/m ²)	VL 4 – 9 (£3,000 to £4,250/m ²)	VL 9 – 12 (£4,250 to £5,000+/m ²)
Revenue (GDV) - Sales Value Level (VL) & indicative relevance by locality	Areas including – Swanley (ST); New Ash Green (LSC); Hextable, Horton Kirby, South Darenth, West Kingsdown (SVs); Edenbridge (RSC).	Remainder of district – central axis Sevenoaks to Westerham; north to Otford and Eynsford; south and south east (i.e. south excluding Edenbridge)	High-end values, above typical for the district – most likely scheme specific e.g. in parts of Sevenoaks, LSCs and in some SVs (not those linked more typically with VL 1 - 4).

Note – current new build values indicated to be above the bottom end of this range.

Commercial Rents & Yields (information as available)

Sources used:

- EGi (Estates Gazette Interactive) based on search for Sevenoaks District and locations within – EGi reporting extracts follow these sections – all detail not quoted here (Source: EGi – www.egi.co.uk – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms)
- Valuation Office Agency (VOA) Rating List
- Others as advertised – web-based research

Address	Description	Size (m ²)	£/m ² annual rental indications
INDUSTRIAL WAREHOUSING EXAMPLES			
VOA Rating list category 'Factory & premises' – 48 entries across District	Factory & Premises	76m ² to 16,568m ²	£19/m ² to £95/m ²
VOA Rating list category 'Warehouse & premises' – 270 entries across District	Warehouse & Premises	22m ² to 11,777m ²	£28/m ² to £110/m ²
SHEFTS CROFT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	Storage Depot & Premises	400m ²	£45/m ²
ADJ 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	Storage Depot & Premises	1,289m ²	£7.5/m ²
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
LARGE RETAIL EXAMPLES			
(Waitrose?)- High Street, Sevenoaks	Superstore & premises	4,266 sq m	£240/m ²
(Tesco) London Road, Riverhead, Sevenoaks	Superstore & premises	8,016 sq m	£285/m ²
(Asda) London Road, Swanley	Superstore & premises	11,316 sq m	£240/m ²
(Sainsbury) Otford Road, Sevenoaks	Superstore & premises	10103 sq m	£285/m ²
(ex Woolworths?) High Street, Sevenoaks	Superstore & premises	3,613 sq m	£80/m ²
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
CO-OP, MONT ST AIGNAN WAY, EDENBRIDGE, KENT, TN8 5LN	SUPERMARKET AND PREMISES	1758	£185
27, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	238.1	£180
29, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	46.03	£180
31A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	94.9	£180
31, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	18.18	£180
34A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	139.7	£180
34, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	137.6	£180
36, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	158.12	£180
37, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	72.7	£180
39-41, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	660.57	£180
40, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	96.13	£180
42, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	97.41	£180
43, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	SHOP AND PREMISES	29.5	£180
49, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	31.6	£180
51A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	24.77	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
51, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	21.32	£180
53, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	124.91	£180
56, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	42.3	£180
58, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	166.28	£180
59, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	84.3	£180
62, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	116.9	£180
63, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	54.78	£180
66, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	99.24	£180
68, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	110.5	£180
CONTENTED PETS 54, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	SHOP AND PREMISES	45.9	£180
8, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	43.2	£170
12, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	32.9	£170
14, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	35.6	£170
16, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	27.8	£170
18, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	56.87	£170

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
20, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	51.35	£170
GND FLR 13A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP AND PREMISES	45.67	£170
3, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	36	£160
5, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	37.8	£160
69, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	153.75	£160
71-73, HIGH STREET, EDENBRIDGE, KENT, TN8 5AL	SHOP AND PREMISES	311.36	£160
75, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	16.3	£160
77, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	45.99	£160
78, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	31	£160
79, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	48.2	£160
80, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	115.8	£160
82, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	66.7	£160
83A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	27.15	£160
83, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	170.54	£160
84, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	105.75	£160

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
86, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	77.47	£160
90, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	63.1	£160
94, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	111.2	£160
96, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	110.9	£160
1, THE LEATHERMARKET, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	66.75	£160
2, THE LEATHERMARKET, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	449.3	£160
1, THE SQUARE, CHURCH STREET, EDENBRIDGE, KENT, TN8 5BD	SHOP AND PREMISES	55.3	£160
91-91A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	42.7	£150
93A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	17.9	£150
93, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	44.4	£150
97-99, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	SHOP AND PREMISES	86.6	£150
98, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	243.5	£150
102, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	32.84	£150
104, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	32.2	£150
3-7, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP OFFICE AND PREMISES	218.1	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
4A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	88.7	£125
4, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	87.51	£125
GND FLR L H S 2, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	SHOP AND PREMISES	38.1	£125
PROMOTION HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	SHOP AND PREMISES	47.2	£125
1A, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	64.32	£125
1, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	54.04	£125
3, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	50.5	£125
5-7, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	SHOP AND PREMISES	136.92	£125
115, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	35.2	£120
127A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	30	£120
127B, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	48.94	£120
132, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	SHOP AND PREMISES	174.7	£120
139/139A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	95.31	£120
141-143, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	SHOP AND PREMISES	104.45	£120

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
1 & 2, STANGROVE PARADE, STANGROVE ROAD, EDENBRIDGE, KENT, TN8 5HT	SHOP AND PREMISES	139.06	£110
THE LIMES, BOUGH BEECH ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NE	SHOP AND PREMISES	52.8	£100
WOODLEA, BOUGH BEECH ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NE	SHOP AND PREMISES	18.65	£100
LAKE HOUSE, FOUR ELMS ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NL	SHOP AND PREMISES	70	£100
25, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	SHOP AND PREMISES	157.56	£100
THE STORES, IDE HILL ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NR	SHOP AND PREMISES	39.17	£100
TREASURES ANTIQUES R/O THE STORES, IDE HILL ROAD, FOUR ELMS, EDENBRIDGE, KENT, TN8 6NR	SHOP AND PREMISES	47.06	£100
NEWS AND CANDY, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	SHOP AND PREMISES	28.6	£95
18-19, THE ROW, MAIN ROAD, MARLPIT HILL, EDENBRIDGE, KENT, TN8 6HU	SHOP AND PREMISES	223.74	£95
ECCLES HOUSE, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	SHOP AND PREMISES	112.8	£90
18, CEDAR DRIVE, EDENBRIDGE, KENT, TN8 5JL	SHOP AND PREMISES	44	£73
CHAHAL, FARMSTEAD DRIVE, EDENBRIDGE, KENT, TN8 6DX	SHOP AND PREMISES	162.2	£52

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
105, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	127.2	£675
107, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	195.59	£675
109, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	61.1	£675
111, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	109.4	£675
113-117, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	147.11	£675
119, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	115.39	£675
120, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	1228.3	£675
121, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	108.71	£675
122A, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	49.81	£675
122, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	71.8	£675
123, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	51.97	£675
124, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	27.6	£675
125, HIGH STREET, SEVENOAKS, KENT, TN13 1UT	SHOP AND PREMISES	298.52	£675
126, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	1238.3	£675
127, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	148.1	£675

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
128, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	124.91	£675
129, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	182.04	£675
130, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	153.99	£675
131-133, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	SHOP AND PREMISES	498.5	£675
134, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	111.9	£675
GND FLR 132, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	SHOP AND PREMISES	111.83	£675
114, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	SHOP AND PREMISES	159.2	£625
116, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	SHOP AND PREMISES	77.9	£625
95, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	105.9	£590
97, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	56.08	£590
99B, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	64.9	£590
101, HIGH STREET, SEVENOAKS, KENT, TN13 1LH	SHOP AND PREMISES	98.92	£590
104, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	307.35	£590
108, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	182.3	£590
110, HIGH STREET, SEVENOAKS, KENT, TN13 1LU	SHOP AND PREMISES	295.78	£590

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
2, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	450.25	£585
1, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	241.07	£550
3, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	103.76	£550
4, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	78.14	£550
5, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	211.51	£550
GND FLR 2, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	130.83	£550
87-89, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	199.11	£550
90, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	66.3	£550
91, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	126.9	£550
92, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	48	£550
93, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	158.1	£550
94, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	89.14	£550
96, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	593.2	£550
98, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	170.8	£550
137A, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	86.3	£550

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
138, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	153.81	£550
140, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	106.17	£550
142, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	103.37	£550
UNIT 1 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	411.75	£550
UNIT 2 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	112.59	£550
UNIT 4 AT 137, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	85.06	£550
3, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	47.55	£540
70, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	150.01	£530
72-76, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	560.31	£530
78-78A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	540.55	£530
82, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	80.76	£530
84, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	213.16	£530
86, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	137.07	£530
88, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	SHOP AND PREMISES	91.91	£530
143B, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	87.83	£530

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
143C, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	168.44	£530
143, HIGH STREET, SEVENOAKS, KENT, TN13 1UX	SHOP AND PREMISES	213.52	£530
144, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	110.04	£530
150, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	SHOP AND PREMISES	96.9	£530
1, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	246.38	£520
4, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	241.59	£520
6, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	215.56	£520
GND FLR 5, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	SHOP AND PREMISES	117.61	£520
2, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	62.91	£520
3, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	123.92	£520
4, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	114.45	£520
5, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	106.66	£520
6, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	SHOP AND PREMISES	39.69	£520
1, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	53.1	£500
2, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	66.9	£500

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
4A, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	40.02	£500
4, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	121.6	£500
6, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	47.51	£500
8-10, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	43.66	£500
9, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	42.88	£500
14, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	101.2	£500
BST & GND FLR 15, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	77.5	£500
GND FLR 3-5, BANK STREET, SEVENOAKS, KENT, TN13 1UW	SHOP AND PREMISES	43.68	£500
7, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	90.41	£485
8, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	45.28	£485
10, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	50.57	£485
11, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	30.11	£485
12, BLACKS YARD, SEVENOAKS, KENT, TN13 1DS	SHOP AND PREMISES	47.89	£485
73A, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	78.71	£485
75A, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	27.43	£485

Agenda Item 5h

Sevenoaks District Council

D|S|P Housing & Development Consultants

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
75, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	SHOP AND PREMISES	14.6	£485
2-3, THE SHAMBLES, SEVENOAKS, KENT, TN13 1LJ	SHOP AND PREMISES	72.73	£465
4, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	20.52	£465
5, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	63.49	£465
26, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	68.09	£440
28, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	70.7	£440
30, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	73.1	£440
1, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	63.72	£425
2-3, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	44.8	£425
3B, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	105.08	£425
4-5, DORSET STREET, SEVENOAKS, KENT, TN13 1LN	SHOP AND PREMISES	82.4	£425
4A, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	4.15	£425
6, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	19.1	£425
8, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	SHOP AND PREMISES	66.02	£425
63-65, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	SHOP AND PREMISES	287.81	£400

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
64, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	55.1	£400
66, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	200.97	£400
68A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	71.4	£400
68B, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	SHOP AND PREMISES	124.5	£400
8, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	250.19	£400
10, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	348.57	£400
14-18, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	186.57	£400
20, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	SHOP AND PREMISES	98.43	£400
24A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	53.31	£400
24, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	SHOP AND PREMISES	63.33	£400
3, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	86.8	£370
4, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	141.6	£370
5, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	81.1	£370
52, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	239.92	£345
54, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	170.9	£345

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
1, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	87.6	£340
2, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	141.5	£340
6, STATION PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DL	SHOP AND PREMISES	118.4	£340
63, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	88.21	£330
1, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	54	£325
3, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	58.05	£325
5, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	108.86	£325
9A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	36.65	£325
9B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	104.8	£325
11A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	57.7	£325
11, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	65.25	£325
13, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	SHOP AND PREMISES	92.11	£325
19, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	252.64	£325
21-25, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	235.74	£325
29, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	76.11	£325

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
36-42, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	316.28	£325
43, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	128.98	£325
45, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	105.8	£325
47, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	SHOP AND PREMISES	71.58	£325
51, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	333.9	£325
53, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	177.6	£325
55, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	68.81	£325
57, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	39.2	£325
59, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	35	£325
61, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	77.42	£325
GND FLR 46, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	92.7	£325
GND FLR 50, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	93.62	£325
GND FLR 52, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	SHOP AND PREMISES	61.41	£325
57-59, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	RESTAURANT AND PREMISES	209.22	£320
81, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	SHOP AND PREMISES	53.6	£310

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
6, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	SHOP AND PREMISES	460.14	£270
44A, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	17.9	£260
47, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	62.69	£260
48, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	104.83	£260
49, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	25.2	£260
53, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	118.4	£260
55, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	SHOP AND PREMISES	117.32	£260
3-4, WELL COURT, BANK STREET, SEVENOAKS, KENT, TN13 1UN	SHOP AND PREMISES	118.62	£260
4, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	79.15	£250
6B, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	41.09	£250
7, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	60.25	£250
8, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	70.4	£250
9, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	62.45	£250
11-13, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	313.77	£250
12, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	68.62	£250

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
14, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	77.83	£250
15, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	SHOP AND PREMISES	62.47	£250
16, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	51.26	£250
20, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	57.1	£250
22, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	40.8	£250
24, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	60.99	£250
26-28, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	176.91	£250
28A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	76.15	£250
44, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP	13.55	£250
49, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PL	SHOP AND PREMISES	78.34	£250
RHS 6, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	SHOP AND PREMISES	22.23	£250
145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	78.66	£250
147A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	93.43	£250
147B, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	55.3	£250
147, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	104.88	£250

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
149, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	56.63	£250
8-10, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	48.1	£250
12, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	40.9	£250
14, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	SHOP AND PREMISES	33.3	£250
19, CHURCH STREET, SEAL, SEVENOAKS, KENT, TN15 0AR	SHOP AND PREMISES	24.6	£240
14A, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	SHOP AND PREMISES	96.9	£240
21A, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	52.3	£240
21, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	145.9	£240
22, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	SHOP AND PREMISES	25.7	£240
23, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	34.12	£240
27, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AN	SHOP AND PREMISES	92.34	£240
CALAMUS COLLECTION LTD, THE SHAMBLES, SEVENOAKS, KENT, TN13 1AL	SHOP AND PREMISES	51.04	£240
67A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	195.71	£235
67B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	31.33	£235

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
67C, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	27.9	£235
67, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	SHOP AND PREMISES	39.93	£235
73, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	20.6	£235
75, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	81.6	£235
GND FLR LHS 69, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	70	£235
GND FLR RHS 69, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	SHOP AND PREMISES	106.28	£235
1, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	80.3	£235
2A, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	34.9	£235
2, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	41	£235
3-6, THE WHITE HART PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BJ	SHOP AND PREMISES	221.83	£235
1-2, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	160.2	£230
3, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	87.8	£230
4, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	125.13	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5, CARLTON PARADE, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NZ	SHOP AND PREMISES	39.7	£230
31A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	25.37	£230
31, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	12.7	£230
33, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TJ	SHOP AND PREMISES	20	£230
46, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	48.28	£230
48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	45.1	£230
52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	78.2	£230
54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	70.41	£230
56, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	SHOP AND PREMISES	55.3	£230
1-2, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	187.72	£230
3, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	45.48	£230
4, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	30.73	£230
5, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	100.9	£230
6A, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14 5PB	SHOP AND PREMISES	72.1	£230
GND FLR L H S 6, SEVENOAKS ROAD, OTFORD, SEVENOAKS, KENT, TN14	SHOP AND PREMISES	27.1	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5PB			
2, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	121.94	£230
4A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	59.4	£230
4B, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	57.83	£230
6, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	124.37	£230
8, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	72.29	£230
21, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	SHOP AND PREMISES	19.3	£230
24, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	SHOP AND PREMISES	204.89	£230
57, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	16.4	£230
59A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	28.75	£230
59, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	15.8	£230
61A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	15	£230
61, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NY	SHOP AND PREMISES	28	£230
89, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	81	£230
91, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	67.06	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
93, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	112.06	£230
109-111, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	267.98	£230
113-115, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	175.77	£230
114, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	100.5	£230
116, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	49.8	£230
117, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	79.66	£230
118, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	51.3	£230
119, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	80.4	£230
120-122, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PD	SHOP AND PREMISES	107.93	£230
121, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	59.2	£230
123, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	213.02	£230
125B, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	112.5	£230
127, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	48.1	£230
129, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	63.3	£230
133, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	47.8	£230

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
135-137, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	SHOP AND PREMISES	150.81	£230
142, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	126.3	£230
144, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	50.54	£230
154, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	SHOP AND PREMISES	25.9	£230
38A, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	67.2	£225
40, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	66.27	£225
41, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	35.8	£225
42, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	96.58	£225
43-45, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	89.5	£225
44, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	71.7	£225
46, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	SHOP AND PREMISES	22.3	£225
47, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	98.3	£225
49, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	SHOP AND PREMISES	41.5	£225
1, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	35.23	£225
3, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	64.3	£225

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
5, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	SHOP AND PREMISES	43	£225
1, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	70.8	£225
2, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	69.7	£225
3, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	76.2	£225
4-5, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	154.84	£225
6-7, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	153.85	£225
8-9, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	141.08	£225
10, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	73.69	£225
11, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	84.5	£225
12, TUBS HILL PARADE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DH	SHOP AND PREMISES	52.25	£225
5, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	SHOP AND PREMISES	504.3	£220
61, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AW	SHOP AND PREMISES	10.46	£220
1, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	45.19	£215
3, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	23.4	£215
5-7, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	58.3	£215

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
9, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	SHOP AND PREMISES	20.4	£215
21-23, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	34.86	£215
25, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	70.7	£215
27, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	54.05	£215
28B, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	22.9	£215
28, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	97.68	£215
29, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	SHOP AND PREMISES	41.8	£215
30, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	46.24	£215
32, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	49.86	£215
34, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	50.17	£215
GND FLR 28A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	32.4	£215
LAMBOURNE HOUSE 30A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	186.66	£215
1, RIVER PARADE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DA	SHOP AND PREMISES	55.1	£215
2, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	101.6	£215

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
3, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	68.68	£215
4, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	SHOP AND PREMISES	92.42	£215
103A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	42.3	£210
103, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	52.34	£210
107, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	83.5	£210
109-113, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	724.3	£210
117-119, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	101.19	£210
118A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	SHOP AND PREMISES	63.3	£210
118C, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	SHOP AND PREMISES	80.97	£210
135-137, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	68.7	£210
GND FLR 105, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	SHOP AND PREMISES	49.09	£210
THE LIMES, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	SHOP AND PREMISES	103.3	£205
28A, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	SHOP AND PREMISES	29.45	£205
121, WICKENDEN ROAD, SEVENOAKS, KENT, TN13 3PW	SHOP AND PREMISES	21.4	£205
TELECOM HOUSE 123, WICKENDEN ROAD, SEVENOAKS, KENT, TN13 3NR	SHOP AND PREMISES	39.7	£205

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
26A, HIGH STREET, SEVENOAKS, KENT, TN13 1HX	SHOP AND PREMISES	35.28	£200
31, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	77.32	£200
33, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	83.6	£200
37, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	SHOP AND PREMISES	71.27	£200
40, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	SHOP AND PREMISES	176.6	£200
153, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	39.8	£200
157, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	201.12	£200
145A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	SHOP AND PREMISES	19.76	£180
1-2, OLD SCHOOL WALK, LONDON ROAD, SEVENOAKS, KENT, TN13 1AD	SHOP AND PREMISES	91.27	£180
4, OLD SCHOOL WALK, LONDON ROAD, SEVENOAKS, KENT, TN13 1AD	SHOP AND PREMISES	27.49	£180
44, SEAL ROAD, SEVENOAKS, KENT, TN14 5AR	SHOP AND PREMISES	148.7	£180
46, SEAL ROAD, SEVENOAKS, KENT, TN14 5AR	SHOP AND PREMISES	197.3	£180
26, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	76.72	£150
28, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	76.72	£150
30-32, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT,	SHOP AND PREMISES	275.6	£150

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
TN15 6HD			
34, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	66.3	£150
36, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.68	£150
38, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.7	£150
40, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	67.3	£150
42, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6HD	SHOP AND PREMISES	68.8	£150
44, HEVER ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EB	SHOP AND PREMISES	64.7	£150
1, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	45.69	£150
2, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	45.3	£150
3-4, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	128.3	£150
5, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	82.94	£150
6, PORTOBELLO PARADE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	SHOP AND PREMISES	124.1	£150
9, CHURCH ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6DT	SHOP AND PREMISES	23.2	£140

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
103, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EQ	SHOP AND PREMISES	85.56	£140
9, THE SQUARE, SEVENOAKS, KENT, TN13 2AB	SHOP AND PREMISES	129.24	£140
THE BLACK BARN, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AL	SHOP AND PREMISES	24.32	£130
13, HIGH STREET, SEVENOAKS, KENT, TN13 1HZ	SHOP AND PREMISES	35.4	£130
BUTCHERS SHOP, IDE HILL, SEVENOAKS, KENT, TN14 6JN	SHOP AND PREMISES	37.8	£125
48, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	111.76	£125
50, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	SHOP AND PREMISES	103.35	£125
162, LONDON ROAD, SEVENOAKS, KENT, TN13 2JA	SHOP AND PREMISES	26.2	£125
74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	SHOP AND PREMISES	219.12	£120
46, TELSTON LANE, OTFORD, SEVENOAKS, KENT, TN14 5LA	SHOP AND PREMISES	21.06	£120
THE BAKERY, THE GREEN, SEVENOAKS, KENT, TN13 3RH	SHOP AND PREMISES	78.1	£115
19, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YE	SHOP AND PREMISES	32	£115
BUTCHERS SHOP, WINDMILL ROAD, WEALD, SEVENOAKS, KENT, TN14 6PJ	SHOP AND PREMISES	18.2	£115
3, CHURCH ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7HE	SHOP AND PREMISES	26.3	£110
THE OLD POST OFFICE, CHURCH ROAD, HALSTEAD, SEVENOAKS, KENT,	SHOP AND PREMISES	135.42	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
TN14 7HE			
BUTCHERS SHOP, HIGH STREET, KEMSING, SEVENOAKS, KENT, TN15 6NB	SHOP AND PREMISES	39.25	£110
4, HIGH STREET, SHOREHAM, SEVENOAKS, KENT, TN14 7TD	SHOP AND PREMISES	41.1	£110
HANCOCKS, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	SHOP AND PREMISES	46.39	£110
THE POST OFFICE, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	SHOP AND PREMISES	11.7	£110
LHS CLAREMONT HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EU	SHOP AND PREMISES	54.54	£110
RHS CLAREMONT HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6EU	SHOP AND PREMISES	51.28	£110
KNOCKHOLT VILLAGE STORES, MAIN ROAD, KNOCKHOLT, SEVENOAKS, KENT, TN14 7LD	SHOP AND PREMISES	37.3	£110
KEMSING POST OFFICE 1, ST EDITHS ROAD, KEMSING, SEVENOAKS, KENT, TN15 6PT	SHOP AND PREMISES	21.6	£110
1, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	69.4	£110
2, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	84.9	£110
3, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15	SHOP AND	70.4	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
6RE	PREMISES		
4, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.2	£110
5, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	126.28	£110
7, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.65	£110
8, THE PARADE, DYNES ROAD, KEMSING, SEVENOAKS, KENT, TN15 6RE	SHOP AND PREMISES	34.2	£110
19-21, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	SHOP AND PREMISES	110.37	£110
21A, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	SHOP AND PREMISES	48.49	£110
HEAVER TROPICS, HEAVER TRADING ESTATE, ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7HJ	SHOP AND PREMISES	50.7	£100
110, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	174.95	£100
112, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	71.35	£100
114, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	60.6	£100
116, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	77.8	£100
118, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	175.3	£100

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
122, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	55.9	£100
124-126, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	107.21	£100
128, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UT	SHOP AND PREMISES	106.8	£100
151-153, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UP	SHOP AND PREMISES	70.7	£100
GND FLR FRT 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	SHOP AND PREMISES	373.12	£100
CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	SHOP AND PREMISES	372.75	£100
22, STATION ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2XA	SHOP AND PREMISES	70.57	£100
18, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UE	SHOP AND PREMISES	207.87	£75
20, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UE	SHOP AND PREMISES	61.3	£75
THE FARM SHOP, OLD LONDON ROAD, BADGERS MOUNT, SEVENOAKS, KENT, TN14 3AE	SHOP AND PREMISES	45.52	£75
ADJ POLHILL ARMS, POLHILL, HALSTEAD, SEVENOAKS, KENT, TN14 7BG	SHOP AND PREMISES	16.9	£75
THE HOP SHOP CASTLE FARM, SHOREHAM ROAD, SHOREHAM, SEVENOAKS, KENT, TN14 7UB	SHOP AND PREMISES	29.6	£70
KGL CAMPING AT CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	SHOP AND PREMISES	36.6	£60

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
UNIT 24, HEAVER TRADING ESTATE, ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7HJ	SHOP AND PREMISES	24.5	£35
11, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	96.2	£320
12, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	89.91	£320
13, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	95	£320
14, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	82.3	£320
15, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	84.89	£320
16, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	57.68	£320
17, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	65.4	£320
46, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	66.2	£320
47, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	53.5	£320
48, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	74.36	£320
49, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	79.9	£320
50, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	96.9	£320
51, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	185.72	£320
52, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	188.57	£320
53, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	99.73	£320

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
LUNN POLY LTD 10, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	168.4	£320
SUPERDRUG STORES PLC 10, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	677.3	£320
1, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	170.4	£320
2, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	65.3	£320
3, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	81.5	£320
4, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	SHOP AND PREMISES	73.3	£320
23, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	37.8	£300
24, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	181.6	£300
32, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	264	£300
34, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	72.1	£300
35, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	69.37	£300
36, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	68.76	£300
38-39, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	312.85	£300
GND FLR 40, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	77.36	£290
25A, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	746.29	£275
25B, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TG	SHOP AND PREMISES	152.19	£275
31, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	38.9	£250

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
41, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	SHOP AND PREMISES	38.4	£240
BATH STORE, NIGHTINGALE HOUSE, LONDON ROAD, SWANLEY, KENT, BR8 7AB	SHOP AND PREMISES	323.29	£220
1A, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	21.9	£210
3, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	44.64	£210
5, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	87.71	£210
6, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	47.4	£210
7, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	55.4	£210
9, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	184.9	£210
11, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	76.53	£210
12, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	70.72	£210
13, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	70.6	£210
14, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	98.58	£210
15, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	142.84	£210
21, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	64.5	£210
23, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	159.03	£210
39, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	128.1	£210
41, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	88.5	£210

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
42, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	32.9	£210
43, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	45	£210
44, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	47.4	£210
45-47, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	479.34	£210
50, HIGH STREET, SWANLEY, KENT, BR8 8BQ	SHOP AND PREMISES	48.44	£210
GND FLR 10, HIGH STREET, SWANLEY, KENT, BR8 8BE	SHOP AND PREMISES	32.01	£210
RURAL AGE CONCERN DARENT VALLEY PT 27-37, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	471.69	£210
3, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	115.5	£210
5, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	41.12	£210
7, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	48	£210
9, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	71.7	£210
11-13, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	134.41	£210
21, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	84.87	£210
23, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	125.31	£210
25, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	78	£210
27-29, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	155.38	£210
31, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	72.1	£210

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
33, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	86.5	£210
35, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	117.1	£210
37, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	69.8	£210
39-41, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	97.69	£210
43, STATION ROAD, SWANLEY, KENT, BR8 8ES	SHOP AND PREMISES	21.9	£210
ALDI STORES LTD, ST MARYS ROAD, SWANLEY, KENT, BR8 7BU	SUPERMARKET AND PREMISES	1385.09	£165
60, TOP DARTFORD ROAD, SWANLEY, KENT, BR8 7SQ	SHOP AND PREMISES	59.99	£165
1, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	47.32	£150
2, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	98.41	£150
3, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	20.2	£150
4-5, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	99.04	£150
6, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	47.6	£150
7, BROADWAY, SWANLEY, KENT, BR8 8JH	SHOP AND PREMISES	28.9	£150
25, COLLEGE ROAD, SWANLEY, KENT, BR8 7LN	SHOP AND PREMISES	49.02	£150
2, HOME HILL, SWANLEY, KENT, BR8 7RR	SHOP AND PREMISES	136.15	£150
14, HOME HILL, SWANLEY, KENT, BR8 7RR	SHOP AND PREMISES	199.92	£150
9, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	60.15	£150

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
11, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	92	£150
13, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	53.68	£150
15, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	110.33	£150
22, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	31.4	£150
24, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	244.6	£150
26, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RB	SHOP AND PREMISES	77.29	£150
36, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	49.5	£150
42, MAIN ROAD, HEXTABLE, SWANLEY, KENT, BR8 7RA	SHOP AND PREMISES	113.7	£150
42, TOP DARTFORD ROAD, SWANLEY, KENT, BR8 7SQ	SHOP AND PREMISES	42.3	£150
CLIVE HOUSE 7, CRAY ROAD, SWANLEY, KENT, BR8 8LN	SHOP AND PREMISES	104.6	£135
7A, HIGH STREET, SWANLEY, KENT, BR8 8AE	SHOP AND PREMISES	68.96	£125
31, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	70.7	£100
33, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	85.45	£100
35, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	70	£100
37, AZALEA DRIVE, SWANLEY, KENT, BR8 8HS	SHOP AND PREMISES	78.4	£100
1, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	33.62	£100
2, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	30.7	£100

Address	Description	Size (m ²)	£/m ² annual rental indications
SMALL RETAIL EXAMPLES			
3, HEATHWOOD PARADE, LONDON ROAD, SWANLEY, KENT, BR8 7HB	SHOP AND PREMISES	15.6	£100
KINGSWOOD STORES, LONDON ROAD, SWANLEY, KENT, BR8 7AQ	SHOP AND PREMISES	142.3	£100
11, LYNDEN WAY, SWANLEY, KENT, BR8 7DN	SHOP AND PREMISES	53.14	£100
13, LYNDEN WAY, SWANLEY, KENT, BR8 7DN	SHOP AND PREMISES	64.72	£100
1, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	92.8	£100
2, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	35.27	£100
3, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	46.99	£100
4, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	46.13	£100
5, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	43.66	£100
6, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	87.9	£100
7, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	57.6	£100
8, MANSE PARADE, LONDON ROAD, SWANLEY, KENT, BR8 8DA	SHOP AND PREMISES	105.37	£100
38, SHURLOCK AVENUE, SWANLEY, KENT, BR8 7ST	SHOP AND PREMISES	76.1	£100
42, SHURLOCK AVENUE, SWANLEY, KENT, BR8 7ST	SHOP AND PREMISES	76	£100
WEST VIEW STORES, WEST VIEW ROAD, SWANLEY, KENT, BR8 8BW	SHOP AND PREMISES	64.15	£100
37, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	SHOP AND PREMISES	1374.76	£36
ALSO SEE EGi EXTRACTS AT THE END OF THIS APPENDIX			

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1ST FLR OFFICE 5 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	46.88	£170
1ST FLR OFFICE 6 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	36	£170
1ST FLR OFFICE 6A AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PB	OFFICES AND PREMISES	29.05	£170
OFFICE 3 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	39.85	£170
HEATING HOUSE, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICE AND PREMISES	72.5	£170
OFFICE 1 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	134.55	£150
OFFICE 2 AT CHEQUERS BARN, CHEQUERS HILL, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7PD	OFFICES AND PREMISES	93.49	£150
ECCLES END, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	OFFICES AND PREMISES	100.38	£140
THE OLD STATION HOUSE, HEVER ROAD, HEVER, EDENBRIDGE, KENT, TN8 7ER	OFFICES AND PREMISES	156.56	£125
ACORN HOUSE, TONBRIDGE ROAD, BOUGH BEECH, EDENBRIDGE, KENT, TN8 7AU	OFFICES AND PREMISES	61.9	£125
BUILDING A, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	761.32	£120
THE CLOCK HOUSE, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	132.8	£120
THE OLD GOAT HOUSE, DENCROSS FARM, ROMAN ROAD, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PN	OFFICES AND PREMISES	91.97	£120

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
THE OLD FORGE, GABRIELS FARM, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PP	OFFICES AND PREMISES	52.63	£120
THE OLD LAUNDRY, GABRIELS FARM, MARSH GREEN, EDENBRIDGE, KENT, TN8 5PP	OFFICES AND PREMISES	17.99	£120
HURST FARM BUILDINGS, HURST FARM, DAIRY LANE, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6RA	OFFICES AND PREMISES	94.01	£120
UNIT A, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	134.89	£120
UNIT B, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	306.81	£120
UNIT C, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	319.27	£120
UNIT D, SOUTH BARN, CROCKHAM PARK, MAIN ROAD, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6SR	OFFICES AND PREMISES	164.01	£120
MARLBIDGE HOUSE, ENTERPRISE WAY, EDENBRIDGE, KENT, TN8 6HF	OFFICES AND PREMISES	470.4	£115
R/O 1-2, CROFT LANE, EDENBRIDGE, KENT, TN8 5BA	OFFICE AND PREMISES	14.2	£110
MIDDLE FLR, HEATH HOUSE, CROCKHAM HILL, EDENBRIDGE, KENT, TN8 6ST	OFFICES AND PREMISES	180.76	£110
1ST FLR 13A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	29.68	£110
1ST FLR 37-41, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	OFFICE AND PREMISES	148.1	£110
1ST FLR 56, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	OFFICES AND PREMISES	58.4	£110
2B, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	OFFICES AND PREMISES	43.85	£110
2C, HIGH STREET, EDENBRIDGE, KENT, TN8 5AG	OFFICES AND PREMISES	38.8	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
9, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	31.7	£110
11, HIGH STREET, EDENBRIDGE, KENT, TN8 5AB	OFFICES AND PREMISES	78.1	£110
35A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AD	OFFICES AND PREMISES	38.1	£110
36A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AJ	OFFICES AND PREMISES	117.39	£110
77A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	53.5	£110
82A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICE AND PREMISES	55.5	£110
92A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	79.3	£110
102, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	94.54	£110
124-126, HIGH STREET, EDENBRIDGE, KENT, TN8 5AY	OFFICES AND PREMISES	121.52	£110
128, HIGH STREET, EDENBRIDGE, KENT, TN8 5AY	OFFICES AND PREMISES	354.29	£110
141A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	OFFICES AND PREMISES	40.8	£110
143A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AX	OFFICES AND PREMISES	48.7	£110
GND & 1ST FLRS 97A-99A, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	191.2	£110
GND FLR 92, HIGH STREET, EDENBRIDGE, KENT, TN8 5AR	OFFICES AND PREMISES	38.1	£110
WATERMILL HOUSE 87, HIGH STREET, EDENBRIDGE, KENT, TN8 5AU	OFFICES AND PREMISES	154.52	£110
1ST FLR ORPIN HOUSE 1, HILDERS LANE, EDENBRIDGE, KENT, TN8 6JX	OFFICES AND PREMISES	40.85	£110
EMBLEM HOUSE, HILDERS LANE, EDENBRIDGE, KENT, TN8 6JX	OFFICE AND PREMISES	41	£110
11, LINGFIELD ROAD, EDENBRIDGE, KENT, TN8 5DR	OFFICES AND PREMISES	147.3	£110
APEX HOUSE, MAIN ROAD, EDENBRIDGE, KENT, TN8 6HZ	OFFICES AND PREMISES	288.06	£110

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
ENVIROTECH HOUSE 1, MARLPIT HILL, MAIN ROAD, EDENBRIDGE, KENT, TN8 6JE	OFFICES AND PREMISES	154.96	£110
MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	313.13	£110
MILLIONS, MILL HILL, EDENBRIDGE, KENT, TN8 5BU	OFFICES AND PREMISES	103	£110
OFFICE 2 AT MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	17.02	£110
OFFICE 3 AT MILL COURT, MILL HILL, EDENBRIDGE, KENT, TN8 5DB	OFFICES AND PREMISES	20.4	£110
EDENBRIDGE LOCAL OFFICE, STANGROVE PARK, EDENBRIDGE, KENT, TN8 5LU	OFFICES AND PREMISES	63.86	£110
1ST FLR SOUTHON HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	142.81	£110
GND FLR SOUTHON HOUSE, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	135.05	£110
THE KIOSK, STATION APPROACH, EDENBRIDGE, KENT, TN8 5LP	OFFICES AND PREMISES	20.8	£110
1ST FLR 1, STATION ROAD, EDENBRIDGE, KENT, TN8 5HP	OFFICES AND PREMISES	97.39	£110
TIMBERS, STATION ROAD, EDENBRIDGE, KENT, TN8 5NB	OFFICES AND PREMISES	88.09	£110
PT UNIT H1, COMMERCE WAY, EDENBRIDGE, KENT, TN8 6ED	OFFICES AND PREMISES	59.47	£100
1ST FLR LHS UNIT K, FIRCFROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	20.93	£95
1ST FLR RHS UNIT K, FIRCFROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	48.16	£95
1ST FLR UNIT T3 DECOTEL HOUSE, FIRCFROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	78.47	£95
1ST FLR, MONZA HOUSE, FIRCFROFT WAY, EDENBRIDGE, KENT, TN8 6EJ	OFFICES AND PREMISES	89.5	£95
GND FLR FRONT UNIT 2, ENTERPRISE WAY, EDENBRIDGE, KENT, TN8 6HF	OFFICES AND PREMISES	138.28	£90
UNIT 4A, FIRCFROFT BUSINESS CENTRE, FIRCFROFT WAY, EDENBRIDGE, KENT, TN8	OFFICES AND PREMISES	139.33	£90

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
6EL			
UNIT 4B, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122.45	£90
UNIT 5A, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	119.95	£90
UNIT 5B, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	141.5	£90
UNIT 1A, NORTON HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122.7	£90
THE GATEHOUSE, WARSOP TRADING ESTATE, HEVER ROAD, EDENBRIDGE, KENT, TN8 5LD	OFFICES AND PREMISES	76.02	£90
UNIT 3, EURO HOUSE, STATION ROAD, EDENBRIDGE, KENT, TN8 6HQ	OFFICES AND PREMISES	247.6	£85
UNIT 1, NORTON HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	172.48	£85
CRAYFORD PRESS UNIT I, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EJ	OFFICES AND PREMISES	250.5	£80
GND FLR UNIT T3 DECOTEL HOUSE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	75.15	£80
UNIT 1, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	122	£75
UNIT 2A, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	71.74	£75
UNIT 2B, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	37.48	£75
UNIT 3, FIRCROFT MEWS, FIRCROFT BUSINESS CENTRE, FIRCROFT WAY, EDENBRIDGE, KENT, TN8 6EL	OFFICES AND PREMISES	189.8	£75

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
THE ENGINE SHED BROOKERS FARM, STONEWALL PARK, CHIDDINGSTONE HOATH, EDENBRIDGE, KENT, TN8 7DD	OFFICES AND PREMISES	63.06	£60
ROOM F2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	11.7	£300
ROOM F3 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	11.2	£300
ROOM F4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	6.18	£300
ROOM F5 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	12.6	£300
ROOM F7 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.54	£300
ROOM F8 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	9.05	£300
ROOM G1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.01	£300
ROOM G2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	7.5	£300
ROOM S1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	8.93	£300
ROOMS G3 & G4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	14	£300
ROOM S2 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	14.7	£286
ROOM G5 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	17.8	£275
ROOM S3 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	17.7	£275
ROOM F1 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	20.8	£264
ROOM F6 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	21.7	£253
UNIT 1 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	8.32	£225
UNIT 4 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	15.6	£225

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
UNIT 5 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	10.29	£225
UNIT 6 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	7.9	£225
UNIT 7 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	8.1	£225
UNIT 8 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	7.9	£225
UNITS 2-3 1ST FLR 9, WEST END, KEMSING, SEVENOAKS, KENT, TN15 6PX	OFFICES AND PREMISES	20.34	£225
9A, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	6.72	£215
2ND FLR 3, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	39.63	£180
GND AND 1ST FLRS 3, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	203.4	£180
45, ARGYLE ROAD, SEVENOAKS, KENT, TN13 1HG	OFFICES AND PREMISES	111	£180
THE AVENUE CLINIC AT 11, AVENUE ROAD, SEVENOAKS, KENT, TN13 3UR	OFFICES AND PREMISES	13.19	£180
1ST FLR, BEADLE HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 2JD	OFFICES AND PREMISES	334.59	£180
2ND FLR, BEADLE HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 2JD	OFFICES AND PREMISES	372.9	£180
3 OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	132.3	£180
1ST FLR 5, BLIGHS COURT, SEVENOAKS, KENT, TN13 1DD	OFFICES AND PREMISES	94.82	£180
1ST FLR 6, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	143.27	£180
1, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	115.98	£180
3-4, BLIGHS ROAD, SEVENOAKS, KENT, TN13 1DA	OFFICES AND PREMISES	243.34	£180
1ST FLR 2, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	139.55	£180
2ND FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	205	£180
ROOM 1 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	40.76	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
ROOM 2 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	52	£180
ROOM 3 1ST FLR 7, BLIGHS WALK, SEVENOAKS, KENT, TN13 1DB	OFFICES AND PREMISES	52.49	£180
VSU YOUTH IN ACTION, BRADBOURNE SCHOOL, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3LE	OFFICES AND PREMISES	108.7	£180
SEVENOAKS TOWN COUNCIL, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QG	OFFICES AND PREMISES	192.6	£180
1ST FLR 4, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	TANNING STUDIO AND PREMISES	90.5	£180
1, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	OFFICES AND PREMISES	59.43	£180
5A, BREWERY LANE, SEVENOAKS, KENT, TN13 1DF	OFFICES AND PREMISES	96.55	£180
1ST FLR SACKVILLE HOUSE 55, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	168.58	£180
36, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	46.12	£180
GND FLR SACKVILLE HOUSE 55, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	131.12	£180
BUCKHURST HOUSE 44, BUCKHURST LANE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	86.8	£180
CITIZENS ADVICE BUREAU, BUCKHURST LANE, SEVENOAKS, KENT, TN13 1HW	OFFICES AND PREMISES	42.3	£180
1ST FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	162.7	£180
2ND FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	162.7	£180
3RD FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	94.49	£180
GND FLR WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	127.9	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
44, CHIPSTEAD PARK, SEVENOAKS, KENT, TN13 2SN	OFFICES AND PREMISES	28.6	£180
GND FLR REAR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	18.96	£180
ROOM 6 1ST FLR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	17.85	£180
ROOM 7 1ST FLR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	12.41	£180
ROOMS 8 & 9 1ST FLR 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	21.76	£180
GND FLR TRICON HOUSE, COFFEE HOUSE YARD, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	165.8	£180
PRUDENTIAL ASSURANCE COMPANY LTD, COFFEE HOUSE YARD, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	154.8	£180
1ST & 2ND FLRS 49, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	OFFICES AND PREMISES	43.9	£180
1ST FLR 38, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	OFFICES AND PREMISES	42.56	£180
2ND FLR 38, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	OFFICES AND PREMISES	28.8	£180
40A, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TQ	OFFICES AND PREMISES	93.87	£180
71, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	DENTAL LABORATORY AND PREMISES	146.39	£180
STANLEY HOUSE 49, DARTFORD ROAD, SEVENOAKS, KENT, TN13 3TE	OFFICE AND PREMISES	74.3	£180
3A, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	OFFICES AND PREMISES	80.9	£180
8B, DORSET STREET, SEVENOAKS, KENT, TN13 1LL	OFFICES AND PREMISES	48.5	£180
1ST FLR FRT & PT 3RD FLR, ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13 1DU	OFFICES AND PREMISES	201.96	£180
2ND FLR, ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13 1DU	OFFICES AND PREMISES	534.48	£180
GND & PT 3RD FLR, ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13	OFFICES AND PREMISES	623.18	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1DU			
1ST & 2ND FLR 149, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICES AND PREMISES	67.93	£180
1ST 2ND & 3RD FLRS 67, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	OFFICES AND PREMISES	198.2	£180
1ST FLR 53-55, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	289.11	£180
1ST FLR 94A, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	89.8	£180
1ST FLR 96, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	444.88	£180
1ST FLR FRONT L H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	146.4	£180
1ST FLR FRONT R H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	239.02	£180
1ST FLR REAR 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	161.4	£180
2ND FLR 87-93, HIGH STREET, SEVENOAKS, KENT, TN13 1LE	OFFICES AND PREMISES	162.1	£180
2ND FLR 94A, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	40.85	£180
2ND FLR 96, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	129.7	£180
2ND FLR FRONT L H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	217.6	£180
2ND FLR FRONT R H S 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	210.71	£180
63A-65A FRONT, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	OFFICES AND PREMISES	113.49	£180
63A-65A REAR, HIGH STREET, SEVENOAKS, KENT, TN13 1JY	OFFICES AND PREMISES	60.49	£180
GND FLR FRONT 34-36, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	OFFICES AND PREMISES	137.2	£180
MANOR VILLA 165, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICES AND PREMISES	245.3	£180
PT 1ST & PT 2ND FLRS 136, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICE AND PREMISES	258.27	£180
SUITE 1 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	58.13	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE 2 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	38.8	£180
SUITE 3 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	37.3	£180
SUITE 4 AT 77, HIGH STREET, SEVENOAKS, KENT, TN13 1LD	OFFICES AND PREMISES	38.7	£180
THE STUDIO 149A, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICES AND PREMISES	43.94	£180
UNIT 1 1ST FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	41.6	£180
UNIT 2 1ST FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	22.8	£180
UNIT 3 2ND FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	53.3	£180
UNIT 4 2ND FLR 145, HIGH STREET, SEVENOAKS, KENT, TN13 1XJ	OFFICE AND PREMISES	28.2	£180
1ST FLOOR 48, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	OFFICES AND PREMISES	38.4	£180
1ST FLR 54, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	OFFICES AND PREMISES	36.98	£180
OFFICES 1 & 2 AT 52, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TL	OFFICES AND PREMISES	84.81	£180
RADCLIFFE HOUSE, HOMEFIELD ROAD, SEVENOAKS, KENT, TN13 2DU	OFFICES AND PREMISES	77.52	£180
3, LOCKS YARD, HIGH STREET, SEVENOAKS, KENT, TN13 1LT	OFFICES AND PREMISES	127.36	£180
OFFICE AT DUNTON GREEN PAVILION, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UR	OFFICES AND PREMISES	7.19	£180
1ST FLR 28A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	OFFICES AND PREMISES	33.05	£180
1ST FLR 50, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DE	OFFICE AND PREMISES	57	£180
3A, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BH	OFFICE	23.7	£180
AMHERST HOUSE 22-26, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2BU	OFFICES AND PREMISES	292.6	£180
1ST FLR & PT 2ND FLR 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	OFFICES AND PREMISES	791.76	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1ST FLR 42-44, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	151.86	£180
1ST FLR 46, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	56.17	£180
1ST FLR 50-52, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	157.87	£180
1ST FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	160.4	£180
2ND FLR 50-52, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	157.87	£180
2ND FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	157.64	£180
3RD FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	71.48	£180
43B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	56.26	£180
65A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AU	OFFICES AND PREMISES	38.7	£180
69C, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	96.2	£180
ICM HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1DE	OFFICES AND PREMISES	978.97	£180
OFFICE 1 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	11.9	£180
OFFICE 10 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	8.29	£180
OFFICE 2 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	12.15	£180
OFFICE 3 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	8.69	£180
OFFICE 5 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	16.31	£180
OFFICE 6 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	9.23	£180
OFFICE 7 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	17.2	£180
OFFICE 8 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	17.97	£180
OFFICE 9 AT 48, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	8.29	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
PT 2ND FLR 66, LONDON ROAD, SEVENOAKS, KENT, TN13 1AT	OFFICES AND PREMISES	119.36	£180
PT GND FLR 71, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	99.17	£180
1ST FLR 1, OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	50.44	£180
2, OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	118.66	£180
GND FLR 1, OAK COURT 67-72, BETHEL ROAD, SEVENOAKS, KENT, TN13 3UE	OFFICES AND PREMISES	46.05	£180
GND FLR LHS, OAK HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1AF	OFFICES AND PREMISES	245.4	£180
GND FLR RHS, OAK HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1AF	OFFICES AND PREMISES	134.5	£180
SEVENOAKS TENANTS LTD, OAKHILL ROAD, SEVENOAKS, KENT, TN13 1NY	OFFICES AND PREMISES	35.4	£180
1ST FLR 13, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	73.8	£180
1ST FLR 4, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	202.63	£180
1ST FLR LHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	55.7	£180
1ST FLR MIDDLE REAR 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	17.6	£180
1ST FLR RHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	81.31	£180
2ND FLR 26-28, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	266.4	£180
6, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	499.15	£180
GND & 1ST FLRS 26-28, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	752.94	£180
GND FLR 4, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	193.6	£180
GND FLR LHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	73.67	£180
GND FLR RHS 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	50.35	£180
PROSPECT HOUSE 8, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	819.75	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
PT GND FLR 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	31.7	£180
SUITE 1 2ND FLR 2, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	35.46	£180
SUITE 2 2ND FLR 2 PEMBROKE ROAD SEVENOAKS KENT TN13 1XR, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	60.84	£180
CLINIC AT 5, POUND LANE, SEVENOAKS, KENT, TN13 3TB	OFFICES AND PREMISES	14.62	£180
ROCKDALE LODGE, ROCKDALE ROAD, SEVENOAKS, KENT, TN13 1JT	OFFICES AND PREMISES	164.22	£180
UNIT A, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	237.4	£180
UNIT B, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	241	£180
UNIT C, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	244.5	£180
UNIT D, RYEDALE COURT, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	242.4	£180
4, SEVENOAKS STATION, LONDON ROAD, SEVENOAKS, KENT, TN13 1DP	OFFICES AND PREMISES	71.7	£180
UNIT 6, SEVENOAKS STATION, LONDON ROAD, SEVENOAKS, KENT, TN13 1DP	OFFICES AND PREMISES	13.95	£180
1ST FLR REAR ECA COURT 24-26, SOUTH PARK, SEVENOAKS, KENT, TN13 1DU	OFFICES AND PREMISES	335.21	£180
ANTON HOUSE, SOUTH PARK, SEVENOAKS, KENT, TN13 1EB	OFFICES AND PREMISES	192.8	£180
SOUTH PARK STUDIOS, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	101.38	£180
1B, ST JAMES ROAD, SEVENOAKS, KENT, TN13 3NH	OFFICES AND PREMISES	72.9	£180
6, ST JAMES ROAD, SEVENOAKS, KENT, TN13 3NH	OFFICES AND PREMISES	11	£180
CAXTON HOUSE 20-22, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	OFFICES AND PREMISES	269.8	£180
SUITE 1 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	11.2	£180
SUITE 2 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	18.2	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE 3 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	10.52	£180
SUITE 4 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	16.9	£180
SUITE 5 117A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	21.3	£180
1ST FLR LHS 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	199.3	£180
1ST FLR RHS 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	278.6	£180
2ND FLR 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	464.2	£180
GND FLR LHS FRONT AT 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	46.6	£180
MKLDAS, THE COBDEN CENTRE, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	13.4	£180
RELATE, THE COBDEN CENTRE, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	30	£180
WOMENS ROYAL VOLUNTARY SERVICE, THE COBDEN CENTRE, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	30.9	£180
1, THE DRIVE, SEVENOAKS, KENT, TN13 3AB	OFFICES AND PREMISES	318.5	£180
1, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	110.9	£180
2, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	117.84	£180
3, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	178.42	£180
4, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	87.8	£180
5, THE MEWS 16, HOLLY BUSH LANE, SEVENOAKS, KENT, TN13 3TH	OFFICES AND PREMISES	23.9	£180
1, THE SHAMBLES, SEVENOAKS, KENT, TN13 1LJ	OFFICES AND PREMISES	140.53	£180
1ST & 2ND FLRS 2, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICES AND PREMISES	61.3	£180
1ST FLR 3, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	65.5	£180

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
2ND FLR 1, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	63.6	£180
2ND FLR 3, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	64.3	£180
GND FLR 1, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICE AND PREMISES	81.8	£180
GND FLR LHS AND 1ST FLR THE GRANARY, WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	83.24	£180
THE STABLES & GND FLR RHS THE GRANARY, WATERMILL HOUSE, CHEVENING ROAD, CHIPSTEAD, SEVENOAKS, KENT, TN13 2RY	OFFICES AND PREMISES	82.32	£180
1ST FLR 5, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	39.45	£180
17A, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	22.45	£180
GND FLR 5, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	25.94	£180
2, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	134.6	£180
3, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICE AND PREMISES	60	£180
SUITE 1 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	36.3	£180
SUITE 2 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	10.41	£180
SUITE 3 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	21.2	£180
SUITE 4 AT 1, WEBBS COURT, BUCKHURST AVENUE, SEVENOAKS, KENT, TN13 1LZ	OFFICES AND PREMISES	16.4	£180
MARKERSTUDY HOUSE 45, WESTERHAM ROAD, SEVENOAKS, KENT, TN13 2QB	OFFICES AND PREMISES	643.81	£180
2ND FLR LHS 1, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	34.96	£173
GND FLR LHS 1, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	77.31	£173
PT GND FLR & 1ST FLR 1, AKEHURST LANE, SEVENOAKS, KENT, TN13 1JN	OFFICES AND PREMISES	129.51	£173

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
TOWNSEND CHAMBERS, AMHERST HILL, SEVENOAKS, KENT, TN13 2EL	OFFICES AND PREMISES	147.45	£173
2ND & 3RD FLRS 154, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	685.63	£173
GND FLR 154, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	326.57	£173
RIVERPOINT HOUSE, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	476.5	£173
101, LONDON ROAD, SEVENOAKS, KENT, TN13 1AX	OFFICES AND PREMISES	1324.1	£173
OLD CABINET HOUSE 120A, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	111.2	£173
SUITE 1 2ND FLR 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	929.76	£173
7, OAKHILL ROAD, SEVENOAKS, KENT, TN13 1NW	OFFICES AND PREMISES	1347.4	£173
9, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	115.3	£173
15, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	395.4	£173
21, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	136.9	£173
30, PEMBROKE ROAD, SEVENOAKS, KENT, TN13 1XR	OFFICES AND PREMISES	220.5	£173
7-9, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	OFFICES AND PREMISES	372.8	£173
1ST FLR, SUFFOLK HOUSE 154, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	547.38	£173
1ST FLR ST JOHNS HOUSE, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1TG	OFFICES AND PREMISES	451.7	£173
3RD FLR 1, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1YL	OFFICES AND PREMISES	330.8	£173
GND FLR ST JOHNS HOUSE, SUFFOLK WAY, SEVENOAKS, KENT, TN13 1TG	OFFICES AND PREMISES	450.98	£173
1ST FLR 2, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	65.2	£170
1, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICE AND PREMISES	66.4	£170
2ND FLR 2, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	49	£170

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
3, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	154.7	£170
4, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	130.87	£170
5, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	89.7	£170
6, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	102.5	£170
7, EAST POINT, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0EG	OFFICES AND PREMISES	71.1	£170
6A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	OFFICES AND PREMISES	30.77	£170
1, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	45.36	£170
2, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	70.24	£170
3A, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	82.89	£170
3B, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	88.71	£170
4, LAKE VIEW STABLES, LOWER ST CLERE, ST CLERE, KEMSING, SEVENOAKS, KENT, TN15 6NL	OFFICES AND PREMISES	49.16	£170
1ST FL RHS WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	524.5	£170
166, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EL	OFFICES AND PREMISES	166.3	£170
DARENTH HOUSE, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	1413.1	£170
BANK BUILDING, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QX	OFFICES AND PREMISES	92.42	£170
1ST FLR SOUTH, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	684.7	£170

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
GND FLR NORTH FRONT, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	145.19	£170
GND FLR NORTH REAR, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	355.81	£170
GND FLR SOUTH, WEALD HOUSE 88, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ER	OFFICES AND PREMISES	609.68	£170
1ST FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	137.4	£165
2ND FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	378.86	£165
7TH FLR LHS & PT RHS, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	275.1	£165
AYLESFERNIE PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	60	£165
NATIONAL MUTUAL LIFE ASSURANCE PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	125.3	£165
PT RHS 7TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	99.32	£165
SUITE A (1) 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	78.95	£165
SUITE A (2) 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	66.24	£165
SUITE A 3RD FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	180.52	£165
SUITE A 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	53.17	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE B 3RD FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	189.22	£165
SUITE B 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	26.48	£165
SUITE B 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	80.1	£165
SUITE B 8TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	168.18	£165
SUITE C 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	66.87	£165
SUITE D (1) 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	46.79	£165
SUITE D (2) 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	47.77	£165
SUITE D 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	94.7	£165
SUITE E 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	39.39	£165
SUITE E 6TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	99.06	£165
SUITE F 5TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	54.69	£165
TRANSMAAR PT 4TH FLR, BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	147.5	£165
1ST FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	137.4	£165
3RD FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13	OFFICES AND PREMISES	375.6	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1BL			
4TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	371.67	£165
5TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	387.38	£165
6TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	374.12	£165
7TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	375.52	£165
8TH FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	328.6	£165
GATEWAY CONTAINERS UK LTD, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	68.8	£165
SPINNAKER BUSINESS SOFTWARE LTD PT 2ND FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	85.3	£165
TRUST RESEARCH SERVICES LTD PT 2ND FLR, BLOCK B2, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	217.4	£165
5, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	12.2	£165
6, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	57.26	£165
7, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	58.1	£165
8, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	46	£165
9, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	20.5	£165
10, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	18.71	£165

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
11A, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	27	£165
11, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	42.8	£165
12, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	28.32	£165
13, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICE AND PREMISES	11.96	£165
14-15, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	59.41	£165
16, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	28.73	£165
19, ST JULIANS, UNDERRIVER, SEVENOAKS, KENT, TN15 0RX	OFFICES AND PREMISES	16.1	£165
GND FLR REAR, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	381.8	£165
SUITE A 6TH FLR BLOCK B1, TUBS HILL HOUSE, LONDON ROAD, SEVENOAKS, KENT, TN13 1BL	OFFICES AND PREMISES	68.1	£165
1ST FLR FRT RHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	126.8	£163
1ST FLR LHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	313.1	£163
1ST FLR REAR RHS 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	174.5	£163
2ND FLR 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	608.65	£163
GND FLR 16, SOUTH PARK, SEVENOAKS, KENT, TN13 1AN	OFFICES AND PREMISES	600.3	£163
1ST FLR ST JOHNS HOUSE 2A, BRADBOURNE ROAD, SEVENOAKS, KENT, TN13 3PY	OFFICES AND PREMISES	49	£160
BST & GND FLR FRT 1, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	47.5	£160
ROOM S4 AT 15, LIME TREE WALK, SEVENOAKS, KENT, TN13 1YH	OFFICES AND PREMISES	50.48	£160
1ST FLR LHS MIDDLE 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	50.43	£160

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1ST FLR 105, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	OFFICES AND PREMISES	40.75	£160
103B, LONDON ROAD, SEVENOAKS, KENT, TN13 1BH	OFFICES AND PREMISES	37	£160
11A, ST BOTOLPHS ROAD, SEVENOAKS, KENT, TN13 3AJ	OFFICES AND PREMISES	30.9	£160
113A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	38.2	£160
115A, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	42.83	£160
1ST & 2ND FLRS 132, HIGH STREET, SEVENOAKS, KENT, TN13 1XA	OFFICES AND PREMISES	80.1	£158
1ST & 2ND FLRS 82, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	114.09	£158
1ST FLR 105, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	OFFICES AND PREMISES	82.28	£158
1ST FLR 57, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	70.1	£158
2ND FLR 205, HIGH STREET, SEVENOAKS, KENT, TN13 1UP	OFFICES AND PREMISES	50.61	£158
2ND FLR 43, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	47.48	£158
2ND FLR 72, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	OFFICES AND PREMISES	51.57	£158
35, HIGH STREET, SEVENOAKS, KENT, TN13 1JD	OFFICES AND PREMISES	69.2	£158
43-45, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	221.53	£158
45, HIGH STREET, SEVENOAKS, KENT, TN13 1JF	OFFICES AND PREMISES	98.77	£158
48A, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	OFFICES AND PREMISES	46.71	£158
50, HIGH STREET, SEVENOAKS, KENT, TN13 1JG	OFFICES AND PREMISES	676.5	£158
64A, HIGH STREET, SEVENOAKS, KENT, TN13 1JR	OFFICES AND PREMISES	80.96	£158
86A, HIGH STREET, SEVENOAKS, KENT, TN13 1LP	OFFICES AND PREMISES	136.63	£158
116A, HIGH STREET, SEVENOAKS, KENT, TN13 1UZ	OFFICES AND PREMISES	131.3	£158

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
150A, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	134.36	£158
156, HIGH STREET, SEVENOAKS, KENT, TN13 1XE	OFFICES AND PREMISES	194.76	£158
1ST & 2ND FLRS 27, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	53	£158
1ST FLR 29A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	58.6	£158
1ST FLR 9, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	109.84	£158
1ST FLR CHAPEL HOUSE 31B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	95.26	£158
1ST FLR LHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	29.2	£158
1ST FLR RHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	49.44	£158
2ND FLR 29A, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	44.9	£158
2ND FLR 9, LONDON ROAD, SEVENOAKS, KENT, TN13 1AH	OFFICES AND PREMISES	167.6	£158
2ND FLR LHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	63.9	£158
2ND FLR RHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	57	£158
ALEXANDER HOUSE 39, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	415.2	£158
BURFORD HOUSE 44, LONDON ROAD, SEVENOAKS, KENT, TN13 1AS	OFFICES AND PREMISES	287.69	£158
GND FLR CHAPEL HOUSE 31B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AR	OFFICES AND PREMISES	103.34	£158
GND FLR LHS 116, LONDON ROAD, SEVENOAKS, KENT, TN13 1BA	OFFICES AND PREMISES	60.25	£158
PT 1ST FLR & 2ND FLR 14-18, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	OFFICES AND PREMISES	72	£158
PT 1ST FLR 14-18, LONDON ROAD, SEVENOAKS, KENT, TN13 1AJ	OFFICES AND PREMISES	109.1	£158
GND FLR 5, THE QUADRANT, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YD	OFFICES AND PREMISES	97.58	£158
PT GND FLR & 1ST FLR 5, THE QUADRANT, VICTORIA ROAD, SEVENOAKS, KENT, TN13	OFFICES AND PREMISES	148.38	£158

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
1YD			
146, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PF	OFFICES AND PREMISES	54.02	£157
2ND FLR, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	1223.96	£150
SUITE 1H, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	54.5	£150
SUITE 1J, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	54.6	£150
SUITE 1K, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	49.2	£150
SUITE 3A, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	201	£150
SUITES 1A & 1G, BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	574.95	£150
SUITE 1, CHAUCER HOUSE, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6PW	OFFICES AND PREMISES	47.7	£150
SUITES 2-4, CHAUCER HOUSE, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6PW	OFFICES AND PREMISES	176.9	£150
GND FLR BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	701.26	£150
SUITE 1B BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	161.83	£150
SUITE 1BC, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	32.79	£150
SUITE 1C BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	112.8	£150
SUITE 1D BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	85.72	£150
SUITE 3B BECKET HOUSE, VESTRY ROAD, SEVENOAKS, KENT, TN14 5EL	OFFICES AND PREMISES	161.55	£150
1A, ST JAMES ROAD, SEVENOAKS, KENT, TN13 3NH	OFFICES AND PREMISES	58.9	£140
99, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	61.4	£140
105, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	60.2	£140

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
16, WEALDEN PLACE, BRADBOURNE VALE ROAD, SEVENOAKS, KENT, TN13 3QQ	OFFICES AND PREMISES	73.94	£140
2ND FLR 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	3337.61	£135
GND & 1ST FLRS 160, LONDON ROAD, SEVENOAKS, KENT, TN13 1DJ	OFFICES AND PREMISES	9353.82	£135
136, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UR	OFFICES AND PREMISES	117.95	£130
147A, LONDON ROAD, DUNTON GREEN, SEVENOAKS, KENT, TN13 2UP	OFFICES AND PREMISES	98.3	£130
PT 1ST FLR 74, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	160.12	£130
24B, LONDON ROAD, SEVENOAKS, KENT, TN13 1AP	OFFICES AND PREMISES	99.5	£130
HENDRY HOUSE 1, OAKHILL ROAD, SEVENOAKS, KENT, TN13 1NY	OFFICES AND PREMISES	97.4	£130
1ST FLR 1, THE SQUARE, SEVENOAKS, KENT, TN13 2AA	OFFICES AND PREMISES	89.2	£130
8, VICTORIA ROAD, SEVENOAKS, KENT, TN13 1YE	OFFICES AND PREMISES	78.2	£130
UNIT 1A, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	127.43	£130
UNIT 1B, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	107.26	£130
UNIT 4, WARREN FARM, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6EE	OFFICES AND PREMISES	97	£130
THE TEA BARN, CASTLE FARM, REDMANS LANE, SHOREHAM, SEVENOAKS, KENT, TN14 7UB	OFFICES AND PREMISES	82.89	£125
CHEVENING ESTATE OFFICE, CHEVENING ROAD, CHEVENING, SEVENOAKS, KENT, TN14 6HG	OFFICES AND PREMISES	51.9	£125
BRITISH TELECOMMUNICATIONS PLC, CHILDSBRIDGE LANE, SEAL, SEVENOAKS, KENT, TN15 0BU	OFFICES AND PREMISES	16.5	£125
12, CHURCH FIELD COTTAGES, LANDWAY, SEAL, SEVENOAKS, KENT, TN15 0DR	OFFICES AND PREMISES	54.77	£125
8, DIPPERS CLOSE, KEMSING, SEVENOAKS, KENT, TN15 6QD	OFFICES AND PREMISES	9.91	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
OLD POST OFFICE STORES, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JP	OFFICES AND PREMISES	307.65	£125
STALLEON HOUSE, FAWKHAM ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6JS	OFFICES AND PREMISES	293.46	£125
1ST FLR 28A, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PQ	OFFICES AND PREMISES	56.9	£125
21, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5PG	OFFICES AND PREMISES	48.02	£125
DARENTH HOUSE 60, HIGH STREET, OTFORD, SEVENOAKS, KENT, TN14 5TL	OFFICES AND PREMISES	402.76	£125
34, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AP	OFFICES AND PREMISES	40.6	£125
37, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AW	OFFICES AND PREMISES	250.65	£125
GND FLR 16, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	OFFICES AND PREMISES	189.69	£125
OFFICES 1-2 1ST FLR 16, HIGH STREET, SEAL, SEVENOAKS, KENT, TN15 0AJ	OFFICES AND PREMISES	40.53	£125
49A, HIGH STREET, SHOREHAM, SEVENOAKS, KENT, TN14 7TB	OFFICES AND PREMISES	47.55	£125
WHITLEY FARM, IDE HILL, SEVENOAKS, KENT, TN14 6BS	OFFICES AND PREMISES	195.78	£125
CONSYSTA, KINGS LODGE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	31.33	£125
PALMERS TRAVEL, KINGS LODGE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	29.17	£125
MERRIDENE, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7EU	OFFICE	12.3	£125
STEPHEN HILL, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6AR	OFFICES AND PREMISES	306.81	£125
FOXES, MAIN ROAD, KNOCKHOLT, SEVENOAKS, KENT, TN14 7JE	OFFICES AND PREMISES	24.94	£125
MARKERSTUDY HOUSE 108-112, MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6ES	OFFICES AND PREMISES	310.45	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
OFFICES AT GODFREYS, OTFORD ROAD, SEVENOAKS, KENT, TN14 5EG	OFFICES AND PREMISES	54.76	£125
PORTAKABIN 1 AT CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	OFFICES AND PREMISES	8.81	£125
PORTAKABIN 2 AT CHERRY TREE COTTAGE, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DN	OFFICES AND PREMISES	10.4	£125
THE ANNEXE AT 163, SEAL HOLLOW ROAD, SEVENOAKS, KENT, TN13 3SP	OFFICES AND PREMISES	29.5	£125
FERNSHAW, SEAL, SEVENOAKS, KENT, TN15 0EZ	OFFICES AND PREMISES	63.8	£125
ROOM 23, SOUTH ASH MANOR, SOUTH ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7EN	OFFICES AND PREMISES	18.86	£125
UNIT 2, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	37.72	£125
UNIT 3, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	40.99	£125
UNIT 4A, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	17.69	£125
UNIT 4B, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	16.37	£125
UNIT 5, STATION HOUSE, STATION ROAD, OTFORD, SEVENOAKS, KENT, TN14 5QY	OFFICES AND PREMISES	28.66	£125
OFFICE AT HALL PLACE COTTAGE, STONE STREET, SEAL, SEVENOAKS, KENT, TN15 0LG	OFFICES AND PREMISES	97.11	£125
HALSTEAD PHYSIOTHERAPY 26, THE MEADOWS, HALSTEAD, SEVENOAKS, KENT, TN14 7HD	OFFICES AND PREMISES	29.34	£125
PT 1ST FLR LHS, THE STABLES, SOUTH ASH MANOR, SOUTH ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7EN	OFFICES AND PREMISES	38.76	£125
BROOMSLEIGH FARM OFFICES, WATERY LANE, SEAL, SEVENOAKS, KENT, TN15 0ES	OFFICES AND PREMISES	166.69	£125
GND FLR ST JOHNS HOUSE 2A, BRADBOURNE ROAD, SEVENOAKS, KENT, TN13 3PY	OFFICES AND PREMISES	131.12	£120

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
LHS THE OLD GRANARY DIBGATE FARM, CHEVENING ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6AB	OFFICES AND PREMISES	94.19	£120
THE OLD CALF HOUSE DIBGATE FARM, CHEVENING ROAD, SUNDRIDGE, SEVENOAKS, KENT, TN14 6AB	OFFICES AND PREMISES	105.08	£120
58, COBDEN ROAD, SEVENOAKS, KENT, TN13 3UB	OFFICES AND PREMISES	136.68	£120
GND FLR 80, GRANVILLE ROAD, SEVENOAKS, KENT, TN13 1HA	OFFICES AND PREMISES	95.44	£120
18-20, GREATNESS ROAD, SEVENOAKS, KENT, TN14 5BY	OFFICES AND PREMISES	108.2	£120
THE GRANARY, LAMBERHURST FARM, SHOREHAM LANE, HALSTEAD, SEVENOAKS, KENT, TN14 7BY	OFFICES AND PREMISES	67.3	£120
OFFICE AT CHIMHAMS FARM, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6BT	OFFICES AND PREMISES	365.79	£120
THE OAST HOUSE UNIT 3, MICHAELS LANE, WEST YOKE, ASH, SEVENOAKS, KENT, TN15 7EP	OFFICES AND PREMISES	95.5	£120
UNIT 2, MICHAELS LANE, WEST YOKE, ASH, SEVENOAKS, KENT, TN15 7HU	OFFICES AND PREMISES	85.21	£120
UNIT 5, MICHAELS LANE, WEST YOKE, ASH, SEVENOAKS, KENT, TN15 7HT	OFFICES AND PREMISES	53.27	£120
1ST FLR BAT & BALL STUDIO 168, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	OFFICES AND PREMISES	103.9	£120
16, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	OFFICES AND PREMISES	135	£120
18, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NP	OFFICES AND PREMISES	136	£120
125A & C, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3PE	OFFICES AND PREMISES	89.58	£120
GND FLR BAT & BALL STUDIO 168, ST JOHNS HILL, SEVENOAKS, KENT, TN13 3NX	OFFICES AND PREMISES	118.6	£120
THE OLD MEETING HOUSE, ST JOHNS ROAD, SEVENOAKS, KENT, TN13 3LR	OFFICES AND PREMISES	112.97	£120
SOUTH ASH MANOR, SOUTH ASH ROAD, ASH, SEVENOAKS, KENT, TN15 7EN	OFFICES AND PREMISES	772.46	£119

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
UNIT 2, R/O MEADOW HOUSE, LONDON ROAD, WEST KINGSDOWN, SEVENOAKS, KENT, TN15 6ER	OFFICES AND PREMISES	217.08	£100
1ST FLR UNIT C6, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YT	OFFICES AND PREMISES	148.1	£95
GND FLR UNIT C6, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YT	OFFICES AND PREMISES	120.1	£95
LAKESIDE PAVILLION, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6NR	OFFICES AND PREMISES	208.99	£95
UNIT D10, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YU	OFFICES AND PREMISES	88.1	£95
UNIT D9, CHAUCER BUSINESS PARK, WATERY LANE, KEMSING, SEVENOAKS, KENT, TN15 6YU	OFFICES AND PREMISES	78.46	£95
RAMAC HOLDINGS LTD, HARDYS YARD, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	OFFICES AND PREMISES	148.32	£95
2ND FLR OFFICE CHANNEL COMMERCIAL, PILGRIMS WAY, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TL	OFFICES AND PREMISES	69.91	£90
1ST & 2ND FLRS UNIT 16, NORTH DOWNS BUSINESS PARK, PILGRIMS WAY, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TL	OFFICES AND PREMISES	259.52	£85
GND FLR UNIT 16, NORTH DOWNS BUSINESS PARK, PILGRIMS WAY, DUNTON GREEN, SEVENOAKS, KENT, TN13 2TL	OFFICES AND PREMISES	169.42	£85
UNIT 3A, BEECHCROFT FARM, CHAPEL WOOD ROAD, ASH, SEVENOAKS, KENT, TN15 7HX	OFFICES AND PREMISES	108.41	£80
UNIT 1A, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	22.79	£80
UNIT 1B, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	14.55	£80
UNIT 1C, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD,	OFFICES AND PREMISES	13.3	£80

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SEVENOAKS, KENT, TN14 7ER			
UNIT 3B, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	15.54	£80
UNIT 3C, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	35.42	£80
UNITS 2 & 3A, WARREN COURT FARM, KNOCKHOLT ROAD, HALSTEAD, SEVENOAKS, KENT, TN14 7ER	OFFICES AND PREMISES	58.74	£80
UNIT 7, WINKHURST FARM, COOPERS CORNER, IDE HILL, SEVENOAKS, KENT, TN14 6LB	OFFICES AND PREMISES	54.51	£78
UNIT 6, WINKHURST FARM, COOPERS CORNER, IDE HILL, SEVENOAKS, KENT, TN14 6LB	OFFICES AND PREMISES	77.58	£72
UNIT 2, BARTRAM FARM, OLD OTFORD ROAD, SEVENOAKS, KENT, TN14 5EZ	OFFICES AND PREMISES	61.81	£70
1ST FLR UNIT C1, CHART FARM, STYANTS BOTTOM ROAD, STYANTS BOTTOM, SEAL, SEVENOAKS, KENT, TN15 0ES	OFFICES AND PREMISES	42.32	£45
17, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	298	£210
37, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	83.08	£210
UNIT 1, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	44.21	£175
UNIT 2, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	43.55	£175
UNIT 3, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	47.41	£175
UNIT 4, THE OLD STABLEYARD STUDIOS, WOOD STREET, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	47.31	£175
25, BEVAN PLACE, SWANLEY, KENT, BR8 8BH	OFFICES AND PREMISES	44.8	£170

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
27, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TH	OFFICES AND PREMISES	28.6	£170
28, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TH	OFFICES AND PREMISES	67.5	£170
UNIT 2A AT 33, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	OFFICES AND PREMISES	58.91	£170
UNIT 3 AT 33, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TL	OFFICES AND PREMISES	129.92	£170
1ST & 2ND FLRS 2, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES & PREMISES	340.34	£170
1ST FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES & PREMISES	295.3	£170
GND FLR 6, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES & PREMISES	120.1	£170
LITTLE HEATH, ST MARYS ROAD, SWANLEY, KENT, BR8 7BU	OFFICES AND PREMISES	238.41	£133
1ST & 2ND FLRS 1, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	258.73	£133
4, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	228.8	£133
7, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	243.24	£133
8, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	486.68	£133
GND FLR 1, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	132.73	£133
GND FLR 2, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	163.5	£133
GND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	289.4	£133
PT GND FLR 5, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	84	£133
PT GND FLR 5 & 1ST FLR 5-6, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	255.08	£133

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
SUITE A 2ND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	77.66	£133
SUITE B 2ND FLR 3, WHITE OAK SQUARE, LONDON ROAD, SWANLEY, KENT, BR8 7AG	OFFICES AND PREMISES	169.45	£133
UNIT 6M, BUTTON STREET BUSINESS PARK, BUTTON STREET, SWANLEY, KENT, BR8 8DX	OFFICES AND PREMISES	56.9	£125
ADJ 49A, COLLEGE ROAD, SWANLEY, KENT, BR8 7LN	OFFICES AND PREMISES	46	£125
MALYONS HOUSE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	116.5	£125
OFFICE AT 40, COURT CRESCENT, SWANLEY, KENT, BR8 8NR	OFFICES AND PREMISES	21.38	£125
OUTBUILDING AT THE MOUNT, CRAY ROAD, SWANLEY, KENT, BR8 8LP	OFFICES AND PREMISES	41.74	£125
TAXI OFFICE SWANLEY STATION, GOLDSSEL ROAD, SWANLEY, KENT, BR8 8JD	OFFICES AND PREMISES	4.1	£125
1ST & 2ND FLRS 27-37, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	195.71	£125
1ST FLR 10, HIGH STREET, SWANLEY, KENT, BR8 8BE	OFFICES AND PREMISES	17.01	£125
1ST FLR 11-13, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	147.66	£125
1ST FLR 38-40, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	94.7	£125
12A, HIGH STREET, SWANLEY, KENT, BR8 8BE	OFFICES AND PREMISES	74.5	£125
16, HIGH STREET, SWANLEY, KENT, BR8 8BG	OFFICES AND PREMISES	112.8	£125
41A & R/O 41A, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	121.48	£125
42A, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	36	£125
43A, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	80.3	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
46, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	77.68	£125
48, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	39.71	£125
GND FLR 38, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	58.38	£125
GND FLR 40, HIGH STREET, SWANLEY, KENT, BR8 8BQ	OFFICES AND PREMISES	39.3	£125
R/O 41, HIGH STREET, SWANLEY, KENT, BR8 8AE	OFFICES AND PREMISES	60.5	£125
THE WILLOWS, HILDA MAY AVENUE, SWANLEY, KENT, BR8 7BT	OFFICES AND PREMISES	890.86	£125
PORTAKABIN AT, KNIGHTS YARD, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	14.4	£125
THE CORNER HOUSE, LONDON ROAD, SWANLEY, KENT, BR8 7QD	OFFICES AND PREMISES	52.79	£125
UNIT A1, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	24	£125
UNIT A2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	28.5	£125
UNIT A3, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	28.8	£125
UNIT C4, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	12.1	£125
UNITS B1-B2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	42.6	£125
UNITS C1-C2, PEMBROKE BUSINESS CENTRE, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	56.9	£125
1ST FLR 11-13, STATION ROAD, SWANLEY, KENT, BR8 8ES	OFFICES AND PREMISES	53.87	£125
1ST FLR 40, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TQ	OFFICES AND PREMISES	78.39	£125
30A, SWANLEY CENTRE, SWANLEY, KENT, BR8 7TH	OFFICES AND PREMISES	116.8	£125

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
193, SWANLEY LANE, SWANLEY, KENT, BR8 7LA	OFFICES AND PREMISES	110.7	£125
HEALTH AND SCIENTIFIC CONSTRUCTION LTD, THE MALL, LONDON ROAD, SWANLEY, KENT, BR8 7WL	OFFICES AND PREMISES	154.69	£125
OFFICE 1, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	130.28	£125
OFFICE 2, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	60.26	£125
OFFICE 3 & 4, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	126.98	£125
OFFICE 5, THE PADDOCKS, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	130.28	£125
THE OLD BARN, WOOD STREET, SWANLEY VILLAGE, SWANLEY, KENT, BR8 7PA	OFFICES AND PREMISES	568.1	£125
WEST KENT 16 PLUS TEAM, YOUTH & COMMUNITY CENTRE, ST MARYS ROAD, SWANLEY, KENT, BR8 7BU	OFFICES AND PREMISES	153.58	£125
UNIT 1, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	66.88	£120
UNIT 2, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	72.52	£120
UNIT 3, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	77.57	£120
UNIT 4, WESTED COURT, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	73.98	£120
UNIT 4, WESTED FARM, EYNSFORD ROAD, CROCKENHILL, SWANLEY, KENT, BR8 8EJ	OFFICES AND PREMISES	108	£120
1ST FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	386.17	£115

Address	Description	Size (m ²)	£/m ² annual rental indications
OFFICES EXAMPLES			
2ND & 3RD FLRS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	768.88	£115
5TH & 6TH FLRS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	757.4	£115
7TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	384.44	£115
GND FLR LHS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	168.56	£115
GND FLR RHS, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	126.38	£115
PT 4TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	161.04	£115
SPT LTD PT 4TH FLR, HORIZON HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HX	OFFICES AND PREMISES	223.4	£115
UNIT 1 ROSEDALE NURSERY, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	121	£110
UNIT 2 ROSEDALE NURSERY, COLLEGE ROAD, SWANLEY, KENT, BR8 7LT	OFFICES AND PREMISES	150.6	£110
MEDIA HOUSE, AZALEA DRIVE, SWANLEY, KENT, BR8 8HU	OFFICES AND PREMISES	2277.35	£104
UNIT 1A, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	51.19	£100
UNIT 1B, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	34.35	£100
UNIT 2, VEITCHII BARN, NEW BARN ROAD, SWANLEY, KENT, BR8 7PW	OFFICES AND PREMISES	87.87	£100
JETTCOMM, MERIDIAN HOUSE, PARK ROAD, SWANLEY, KENT, BR8 8AH	OFFICES AND PREMISES	292.22	£80
BUILDING C RHS, OLD FORGE YARD, SWANLEY VILLAGE ROAD, SWANLEY, KENT, BR8 7NF	OFFICES AND PREMISES	28.8	£40
ALSO SEE EGI EXTRACTS AT THE END OF THIS APPENDIX			

HOTELS

Searched VOA Rating List web-site – 9 hotels listed - no summary valuations available owing to commercial sensitivities – limited information to apply. Wider web research showed values to be highly variable dependent on type, location and likely letting income. In practice, much on viability will depend on specifics. Assumptions have been made – see report details.

EGi Data

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Edenbridge	16/04/2012	Industrial	Lease	£397	£0	0.00	£24,780	£62
Westerham	01/04/2012	Retail	Sale	£47	£199,950	0.00	£0	£0
Sevenoaks	01/01/2012	Retail	Lease	£28	£0	0.00	£10,500	£0
S□anley	02/12/2011	Industrial	Sale	£63	£79,500	0.00	£0	£0
S□anley	02/12/2011	Offices	Assignment	£144	£0	0.00	£25,000	£0
Sevenoaks	02/11/2011	Retail	Investment Sale	£182	£557,500	0.00	£36,440	£0
Sevenoaks	01/11/2011	Retail	Lease	£63	£0	0.00	£25,000	£0
Sevenoaks	21/10/2011	Retail	Assignment	£92	£0	0.00	£46,700	£0
Westerham	15/10/2011	Offices	Lease	£83	£0	0.00	£0	£0
Sevenoaks	14/10/2011	Offices	Lease	£121	£0	0.00	£21,853	£181
Westerham	01/10/2011	Retail	Lease	£45	£0	0.00	£0	£0
Sevenoaks	01/10/2011	Retail	Lease	£75	£0	0.00	£21,500	£0
Sevenoaks	01/09/2011	Retail	Lease	£112	£0	0.00	£27,000	£0
Edenbridge	20/08/2011	Industrial	Lease	£282	£0	0.00	£17,480	£62
Edenbridge	15/08/2011	Industrial	Lease	£343	£0	0.00	£13,000	£38
Edenbridge	11/08/2011	Industrial	Sale	£353	£270,000	0.00	£0	£0
Edenbridge	11/08/2011	Industrial	Sale	£349	£270,000	0.00	£0	£0
Westerham	01/08/2011	Offices	Lease	£172	£0	0.00	£0	£0
Sevenoaks	19/07/2011	Leisure	Lease	£603	£0	0.00	£0	£0
S□anley	06/07/2011	Offices	Lease	£57	£0	0.00	£8,000	£0
Longfield	01/07/2011	Offices	Lease	£282	£0	0.00	£12,500	£0
Sevenoaks	30/06/2011	Offices	Lease	£882	£0	0.00	£0	£0
S□anley	17/06/2011	Offices	Lease	£78	£0	0.00	£13,500	£0
Edenbridge	01/06/2011	Industrial	Lease	£142	£0	0.00	£8,750	£62
Westerham	15/05/2011	Offices	Lease	£615	£0	0.00	£120,000	£195
Sevenoaks	15/04/2011	Industrial	Lease	£270	£0	0.00	£0	£0
Sevenoaks	21/02/2011	Retail	Lease	£52	£0	0.00	£27,500	£517
Sevenoaks	11/02/2011	Retail	Lease	£112	£0	0.00	£0	£0
Edenbridge	15/12/2010	Industrial, Offices	Lease	£1,181	£0	0.00	£57,222	£48
S□anley	01/12/2010	Industrial	Lease	£291	£0	0.00	£14,000	£48
Sevenoaks	30/11/2010	Retail	Lease	£260	£0	0.00	£40,000	£0
Edenbridge	20/11/2010	Industrial	Lease	£1,382	£0	0.00	£69,500	£50
Sevenoaks	16/11/2010	Retail	Lease	£54	£0	0.00	£19,000	£0
Edenbridge	05/11/2010	Industrial	Lease	£1,665	£0	0.00	£72,000	£43
Sevenoaks	01/11/2010	Industrial	Lease	£124	£0	0.00	£0	£0
S□anley	01/11/2010	Industrial	Lease	£230	£0	0.00	£10,000	£43
S□anley	29/10/2010	Offices	Lease	£160	£0	0.00	£20,664	£129
S□anley	20/10/2010	Industrial	Lease	£762	£0	0.00	£0	£67
S□anley	15/10/2010	Residential	Sale	£1	£2,200,000	0.00	£0	£0
Edenbridge	11/10/2010	Industrial	Sale	£4,178	£1,490,000	0.00	£0	£0
Edenbridge	01/10/2010	Industrial	Lease	£366	£0	0.00	£0	£27
Edenbridge	01/10/2010	Industrial, Offices	Lease	£248	£0	0.00	£0	£38
S□anley	01/10/2010	Industrial	Lease	£233	£0	0.00	£21,600	£93
Edenbridge	15/09/2010	Industrial	Lease	£366	£0	0.00	£0	£0
S□anley	09/09/2010	Industrial	Lease	£260	£0	0.00	£26,000	£100
Sevenoaks	15/08/2010	Leisure	Sale	£0	£250,000	0.00	£0	£0
Westerham	10/08/2010	Retail	Lease	£176	£0	0.00	£37,000	£0

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m²	Price	Yield %	per annum	per sq m
Sevenoaks	06/07/2010	Industrial	Investment Sale	£3,274	£3,000,000	8.00	£255,332	£78
Edenbridge	28/06/2010	Industrial	Sale	£4,398	£1,000,000	0.00	£0	£0
Sevenoaks	14/06/2010	Retail	Lease	£109	£0	0.00	£28,500	£0
S□anley	25/05/2010	Industrial	Lease	£6,272	£0	0.00	£0	£0
Westerhope	15/05/2010	Industrial	Lease	£93	£0	0.00	£0	£0
Westerham	15/05/2010	Offices	Lease	£85	£0	0.00	£0	£0
Sevenoaks	15/05/2010	Leisure	Sale	£342	£0	0.00	£0	£0
Sevenoaks	15/05/2010	Retail	Lease	£207	£0	0.00	£50,000	£0
Sevenoaks	15/05/2010	Offices	Sub Letting	£959	£0	0.00	£196,308	£205
S□anley	15/05/2010	Industrial	Lease	£6,272	£0	0.00	£472,590	£81
Sevenoaks	08/05/2010	Other, Retail	Investment Sale	£4,645	£27,800,000	5.93	£0	£0
S□anley	07/05/2010	Retail	Lease	£48	£0	0.00	£7,500	£0
Sevenoaks	30/04/2010	Industrial	Investment Sale	£7,687	£8,675,000	7.30	£0	£0
Penshurst	15/04/2010	Leisure	Lease	£0	£0	0.00	£45,000	£0
S□anley	30/03/2010	Industrial	Investment Sale	£24,518	£24,400,000	6.80	£1,740,000	£71
Westerham	22/03/2010	Offices	Lease	£121	£0	0.00	£0	£0
Westerham	15/03/2010	Offices	Lease	£86	£0	0.00	£0	£0
Westerham	01/03/2010	Offices	Lease	£141	£0	0.00	£28,000	£199
Westerham	01/03/2010	Offices	Lease	£325	£0	0.00	£0	£0
S□anley	01/03/2010	Retail	Lease	£1,486	£0	0.00	£144,000	£0
Sevenoaks	26/02/2010	Retail	Lease	£652	£0	0.00	£125,000	£0
Westerham	22/02/2010	Industrial	Lease	£795	£0	0.00	£54,000	£68
Sevenoaks	18/01/2010	Retail	Lease	£121	£0	0.00	£50,000	£414
Sevenoaks	15/01/2010	Industrial, Offices	Lease	£1,839	£0	0.00	£162,069	£68
Sevenoaks	01/01/2010	Offices	Sale	£127	£245,000	0.00	£0	£0
Westerham	01/12/2009	Offices	Sale	£344	£750,000	0.00	£0	£0
Sevenoaks	01/12/2009	Offices	Lease	£37	£0	0.00	£8,000	£215
Edenbridge	01/11/2009	Industrial	Sale	£137	£160,000	0.00	£0	£0
S□anley	01/11/2009	Industrial	Lease	£261	£0	0.00	£26,000	£100
S□anley	01/11/2009	Industrial	Lease	£208	£0	0.00	£22,000	£106
S□anley	01/11/2009	Industrial	Lease	£235	£0	0.00	£21,600	£92
Sevenoaks	30/10/2009	Retail	Lease	£1,266	£0	0.00	£0	£0
S□anley	26/10/2009	Industrial	Lease	£436	£0	0.00	£62,400	£143
Westerham	15/10/2009	Industrial	Lease	£755	£0	0.00	£54,000	£72
Sevenoaks	06/10/2009	Retail	Investment Sale	£304	£1,632,500	5.79	£100,000	£0
Westerhope	01/10/2009	Industrial	Lease	£357	£0	0.00	£16,500	£46
Sevenoaks	01/10/2009	Retail	Investment Sale	£127	£790,000	7.31	£57,750	£0
S□anley	01/10/2009	Industrial	Lease	£4,494	£0	0.00	£0	£70
Sevenoaks	02/08/2009	Offices	Lease	£905	£0	0.00	£233,880	£258
Sevenoaks	15/05/2009	Offices	Lease	£11	£0	0.00	£0	£0
Westerham	01/05/2009	Offices	Lease	£26	£0	0.00	£7,200	£273
S□anley	01/05/2009	Industrial	Lease	£226	£0	0.00	£0	£0
Sevenoaks	20/04/2009	Leisure, Residential	Sale	£0	£425,000	0.00	£0	£0
Westerham	15/04/2009	Offices	Lease	£79	£17,000	0.00	£17,000	£215
Sevenoaks	15/04/2009	Retail	Lease	£22	£0	0.00	£7,500	£0
Sevenoaks	14/04/2009	Industrial	Sale	£315	£0	0.00	£0	£0

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Sevenoaks	14/04/2009	Industrial	Lease	£85	£0	0.00	£8,500	£101
Sevenoaks	14/04/2009	Industrial	Lease	£71	£0	0.00	£0	£0
Sevenoaks	09/04/2009	Retail	Lease	£242	£0	0.00	£40,000	£0
Sevenoaks	01/04/2009	Leisure	Sale	£0	£400,000	0.00	£0	£0
S□anley	01/04/2009	Industrial, Other	Lease	£1,917	£0	0.00	£131,000	£68
Longfield	01/03/2009	Offices	Lease	£62	£0	0.00	£13,500	£217
Edenbridge	20/02/2009	Retail	Sale	£198	£295,000	0.00	£0	£0
Sevenoaks	15/02/2009	Offices	Lease	£106	£0	0.00	£0	£0
Sevenoaks	11/02/2009	Offices	Lease	£405	£0	0.00	£109,000	£269
Edenbridge	01/02/2009	Offices	Lease	£267	£0	0.00	£25,830	£97
Sevenoaks	01/02/2009	Leisure	Sale	£120	£0	0.00	£0	£0
Sevenoaks	01/02/2009	Retail	Lease	£52	£0	0.00	£26,500	£0
Sevenoaks	16/12/2008	Retail	Assignment	£173	£0	0.00	£41,250	£0
Sevenoaks	15/12/2008	Offices	Lease	£90	£0	0.00	£14,500	£162
Sevenoaks	15/12/2008	Offices	Lease	£69	£0	0.00	£9,750	£140
Sevenoaks	15/12/2008	Offices	Lease	£471	£0	0.00	£36,500	£78
Tonbridge	15/12/2008	Offices	Lease	£118	£0	0.00	£0	£0
Longfield	15/12/2008	Offices	Lease	£134	£0	0.00	£15,750	£117
Westerham	01/11/2008	Retail	Sale	£35	£125,000	0.00	£0	£0
Westerham	01/11/2008	Retail	Sale	£28	£125,000	0.00	£0	£0
Edenbridge	15/09/2008	Offices	Lease	£45	£0	0.00	£0	£0
Edenbridge	15/09/2008	Offices	Lease	£174	£0	0.00	£15,152	£87
Edenbridge	15/09/2008	Offices	Lease	£83	£0	0.00	£12,000	£144
Edenbridge	15/09/2008	Offices	Lease	£19	£0	0.00	£5,700	£307
Westerham	15/09/2008	Offices	Lease	£178	£0	0.00	£0	£0
Westerham	15/09/2008	Offices	Sale	£279	£0	0.00	£0	£0
Westerham	15/09/2008	Offices	Sale	£178	£0	0.00	£0	£0
Westerham	15/09/2008	Offices	Sale	£272	£0	0.00	£0	£0
Sevenoaks	15/09/2008	Offices	Sale	£173	£499,500	0.00	£0	£0
Sevenoaks	15/09/2008	Retail	Lease	£38	£0	0.00	£16,000	£0
Sevenoaks	15/09/2008	Offices	Lease	£13	£0	0.00	£0	£0
Sevenoaks	15/09/2008	Offices	Lease	£60	£0	0.00	£12,000	£201
Sevenoaks	15/09/2008	Offices	Lease	£323	£0	0.00	£0	£0
S□anley	15/09/2008	Industrial	Lease	£842	£0	0.00	£0	£0
S□anley	04/09/2008	Industrial	Investment Sale	£2,353	£0	0.00	£185,500	£79
S□anley	26/08/2008	Industrial	Lease	£91	£0	0.00	£4,400	£48
Sevenoaks	15/08/2008	Offices	Lease	£53	£0	0.00	£11,000	£209
Edenbridge	15/07/2008	Industrial	Sale	£190	£240,000	0.00	£0	£0
Sevenoaks	15/07/2008	Industrial	Sale	£415	£475,000	0.00	£0	£0
Edenbridge	01/07/2008	Industrial	Sale	£273	£340,000	0.00	£0	£0
Edenbridge	15/06/2008	Offices	Lease	£83	£0	0.00	£12,000	£144
Edenbridge	15/06/2008	Retail	Sale	£52	£157,500	0.00	£0	£0
Sevenoaks	15/06/2008	Offices	Lease	£648	£0	0.00	£0	£0
Sevenoaks	15/06/2008	Offices	Lease	£23	£0	0.00	£4,600	£203
Sevenoaks	15/06/2008	Offices	Lease	£745	£0	0.00	£136,340	£183
Westerham	15/05/2008	Offices	Assignment	£34	£0	0.00	£5,250	£155
Westerham	01/05/2008	Offices	Sale	£372	£695,000	0.00	£0	£0
S□anley	24/04/2008	Industrial	Lease	£743	£0	0.00	£62,000	£83
S□anley	24/04/2008	Industrial	Lease	£10,684	£0	0.00	£776,250	£73
Edenbridge	15/04/2008	Industrial	Lease	£343	£0	0.00	£19,373	£57

Agenda Item 5h

Sevenoaks District Council

D|S|P Housing & Development Consultants

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Westerham	15/04/2008	Offices	Lease	£127	£0	0.00	£25,000	£197
Sevenoaks	15/04/2008	Retail	Sale	£302	£880,000	0.00	£0	£0
Westerham	15/03/2008	Offices	Assignment	£117	£0	0.00	£24,600	£211
Westerham	15/03/2008	Offices	Lease	£54	£0	0.00	£1,350	£25
Sevenoaks	15/03/2008	Offices	Lease	£145	£0	0.00	£30,000	£207
Sevenoaks	15/03/2008	Offices	Lease	£150	£0	0.00	£26,000	£173
Sevenoaks	15/03/2008	Retail	Lease	£34	£0	0.00	£23,000	£0
Sevenoaks	15/03/2008	Offices	Lease	£95	£0	0.00	£19,000	£200
Sevenoaks	15/03/2008	Retail	Lease	£153	£0	0.00	£0	£0
Sevenoaks	04/03/2008	Retail	Lease	£83	£0	0.00	£13,500	£0
Sevenoaks	15/02/2008	Offices	Lease	£85	£0	0.00	£11,040	£129
Sevenoaks	15/02/2008	Industrial	Lease	£383	£0	0.00	£18,950	£49
Sevenoaks	15/02/2008	Offices	Lease	£92	£0	0.00	£10,000	£109
Westerham	01/02/2008	Offices	Lease	£123	£0	0.00	£27,750	£226
Sevenoaks	01/02/2008	Retail	Assignment	£48	£0	0.00	£19,000	£0
Sevenoaks	15/01/2008	Offices	Assignment	£76	£0	0.00	£14,250	£188
Sevenoaks	15/01/2008	Retail	Lease	£79	£0	0.00	£12,000	£0
Sevenoaks	15/01/2008	Offices	Lease	£458	£0	0.00	£118,320	£258
Sevenoaks	15/01/2008	Retail	Licence	£61	£0	0.00	£25,000	£0
S□anley	15/01/2008	Industrial	Lease	£1,590	£0	0.00	£0	£0
S□anley	15/01/2008	Industrial	Lease	£739	£0	0.00	£61,667	£83
Westerham	07/01/2008	Retail	Assignment	£50	£0	0.00	£9,600	£0
Sevenoaks	15/12/2007	Retail	Lease	£340	£0	0.00	£67,500	£0
S□anley	15/12/2007	Offices, Other	Sale	£502	£1,400,000	0.00	£0	£0
Sevenoaks	03/12/2007	Offices, Other	Sale	£302	£0	0.00	£0	£0
Westerham	15/11/2007	Offices	Lease	£27	£0	0.00	£6,276	£231
Sevenoaks	15/11/2007	Offices	Sub Letting	£46	£0	0.00	£13,100	£282
Sevenoaks	15/11/2007	Offices	Lease	£52	£0	0.00	£10,500	£202
Sevenoaks	12/11/2007	Offices	Lease	£0	£0	0.00	£0	£0
Sevenoaks	12/11/2007	Offices	Lease	£0	£0	0.00	£0	£0
Sevenoaks	12/11/2007	Offices	Lease	£0	£0	0.00	£0	£0
Sevenoaks	12/11/2007	Offices	Investment Sale	£233	£521,500	8.25	£45,500	£196
Sevenoaks	12/11/2007	Offices	Lease	£193	£0	0.00	£34,353	£178
Edenbridge	01/11/2007	Offices	Lease	£0	£0	0.00	£0	£0
Edenbridge	15/10/2007	Retail	Lease	£29	£0	0.00	£7,750	£0
S□anley	25/09/2007	Offices, Retail	Lease	£38	£0	0.00	£7,900	£0
Westerham	15/09/2007	Retail	Lease	£52	£0	0.00	£13,750	£0
Sevenoaks	15/09/2007	Offices	Lease	£19	£0	0.00	£0	£0
Sevenoaks	15/09/2007	Offices	Lease	£53	£0	0.00	£9,500	£180
Sevenoaks	15/09/2007	Offices	Lease	£141	£0	0.00	£23,000	£163
Sevenoaks	15/09/2007	Retail	Lease	£12	£0	0.00	£6,000	£0
Sevenoaks	15/09/2007	Offices	Lease	£152	£0	0.00	£31,000	£203
Sevenoaks	15/09/2007	Leisure	Lease	£185	£0	0.00	£48,000	£0
S□anley	15/09/2007	Offices	Lease	£96	£0	0.00	£15,500	£161
Westerham	23/08/2007	Retail	Lease	£29	£0	0.00	£0	£0
Westerham	22/08/2007	Retail	Sale	£0	£0	0.00	£0	£0
Sevenoaks	15/08/2007	Retail	Sale	£38	£0	0.00	£0	£0
Sevenoaks	15/08/2007	Offices	Lease	£194	£0	0.00	£41,000	£211

		Property	Transaction	Total Space			Rental Income	
Town	Deal Date	Type	Type	m ²	Price	Yield %	per annum	per sq m
Sevenoaks	15/08/2007	Retail	Lease	£0	£0	0.00	£0	£0
Sevenoaks	27/07/2007	Offices	Lease	£156	£0	0.00	£17,500	£112
Sevenoaks	25/07/2007	Retail	Lease	£19	£0	0.00	£12,000	£0
Sevenoaks	15/07/2007	Offices	Lease	£494	£0	0.00	£0	£0
Sevenoaks	12/07/2007	Retail	Assignment	£0	£0	0.00	£20,000	£0
Sevenoaks	05/07/2007	Industrial	Lease	£200	£0	0.00	£20,000	£100
Edenbridge	15/06/2007	Industrial	Sale	£439	£0	0.00	£0	£0
Sevenoaks	15/06/2007	Retail	Lease	£0	£0	0.00	£0	£0
Edenbridge	15/05/2007	Industrial	Lease	£539	£0	0.00	£0	£0
Sevenoaks	14/05/2007	Offices	Lease	£100	£0	0.00	£15,000	£150
Sevenoaks	09/05/2007	Offices	Lease	£100	£0	0.00	£16,750	£167
Sevenoaks	04/05/2007	Retail	Lease	£71	£0	0.00	£29,000	£0
Sevenoaks	30/04/2007	Retail	Sub Letting	£141	£0	0.00	£29,000	£0
Westerham	15/04/2007	Offices	Lease	£0	£0	0.00	£50,000	£0
S□anley	15/04/2007	Industrial	Investment Sale	£20,996	£0	0.00	£0	£0
S□anley	05/04/2007	Industrial	Lease	£2,375	£0	0.00	£0	£0
Westerham	04/04/2007	Offices	Lease	£45	£0	0.00	£6,500	£146
Westerham	04/04/2007	Industrial	Lease	£56	£0	0.00	£6,500	£117
Sevenoaks	30/03/2007	Offices	Lease	£205	£0	0.00	£0	£0
Sevenoaks	23/03/2007	Industrial	Lease	£0	£0	0.00	£0	£0
Sevenoaks	23/03/2007	Offices, Other	Sub Letting	£101	£0	0.00	£16,750	£166
Westerham	20/03/2007	Offices	Lease	£49	£0	0.00	£5,980	£121
Edenbridge	17/03/2007	Industrial	Lease	£117	£0	0.00	£0	£0
Sevenoaks	17/03/2007	Offices	Lease	£53	£0	0.00	£9,100	£172
Sevenoaks	17/03/2007	Offices	Assignment	£243	£0	0.00	£49,725	£205
S□anley	15/03/2007	Industrial	Lease	£63	£0	0.00	£5,500	£87
Sevenoaks	07/03/2007	Retail	Sub Letting	£0	£0	0.00	£32,000	£0
Westerham	23/02/2007	Offices	Lease	£106	£0	0.00	£0	£0
Sevenoaks	15/02/2007	Offices	Sale	£243	£380,000	0.00	£0	£0
Sevenoaks	08/02/2007	Leisure	Sale	£0	£0	0.00	£0	£0
Edenbridge	05/02/2007	Industrial, Offices	Lease	£236	£0	0.00	£5,239	£22
S□anley	25/01/2007	Industrial	Lease	£126	£0	0.00	£5,000	£40
Westerham	15/01/2007	Retail	Assignment	£71	£0	0.00	£0	£0
Sevenoaks	15/01/2007	Offices	Lease	£127	£0	0.00	£22,500	£178
Sevenoaks	02/01/2007	Offices	Lease	£54	£0	0.00	£6,500	£120

RICS Commercial Property Market Survey (Quarter 1 – 2012)

This was released under the headline:

‘Activity stabilises and confidence turns less negative’

- *Both demand and available space stabilise in Q1, but rent expectations remain in negative territory*
- *New development still falling, but at the slowest pace since 2007*
- *Little change in investment enquiries, but capital values still expected to ease in the near term’*

‘The latest RICS UK Commercial Market Survey shows there was little change in overall activity during the first quarter. The net balance readings for both occupier demand and available space broadly stabilised, resulting in slightly tighter market conditions compared to last quarter. As such, there was a small improvement in the rental outlook; rent expectations remain negative, but less so than in the previous quarter. Surveyors in many parts of the country are continuing to suggest that occupiers are remaining cautious with regards to new letting activity.

At the headline level, occupier demand and available space were largely unchanged in Q1, at +3 and +4 respectively, suggesting a relatively flat quarter for activity. However, the rental picture has yet to materially improve - or even stagnate - with expectations easing in the short term. On the investment side, enquiries to purchase also stabilised, while future activity is set to pick up slowly in the coming three months.

The results suggest there are fewer development projects in the pipeline, as new starts are continuing to fall. They are, however, declining at the slowest pace in five years. Moreover, capital values are still expected to ease further at the national level; 9% more surveyors expect them to fall rather than rise in the coming quarter.

At the sector level, demand for space fell in the retail sector, while it stabilised for offices and increased for industrial space. Available space continued to rise for office and retail units, but showed modest declines for industrial - the first such reading since 2005. In the industrial sector, rents are stabilising following several consecutive decreases. Rents are still expected to decline for office and retail units.

On the investment side, only the industrial sector saw new enquiries and capital value expectations stabilise this quarter, with the net balances just edging into positive territory. There were declines for the office and retail sectors, though at a lesser pace than in last quarter’.

Notes to Appendix III

- This is not intended to be and must not be interpreted as definitive or formal valuation exercise.
- The research carried out has not been exhaustive. It has focused on information readily available from the Council and a range of other sources as noted in this Appendix and study report, as is appropriate to informing a range of assumptions and judgments in keeping with the high level nature of this viability overview.
- In practice, assumptions and appraisal inputs, as well as outcomes, will vary beyond the ranges explored here. In our opinion the most relevant range of guides and assumptions, bearing in mind the study purpose, have been used. These have enabled us to consider the points at which likely scheme viability would support CIL contributions of certain levels – to consider the potential “switch points” and assumptions combinations that could mean schemes moving in to viable or non-viable territory.
- As it does with other areas of policy and delivery, the Council will be able to keep an eye on market trends and consider keeping under review the type of information contained within this study Appendix – to help inform its ongoing monitoring and any potential future review in light of market and cost movements, any changes in infrastructure requirements and regulations; and local delivery experiences.
- per sq m (/sq m) = per square metre (may also be seen as m²). Rental rates / price indications and floor areas given in sq m are normally rounded to the nearest (whole) sq using conventional rounding.
- per sq ft (/sq ft) = per square foot (may also be seen as ft²).
- 1 sq m = 10.764 sq ft
1 Hectare (Ha/ha) = 2.47 acres
- Appendix III text sections in italics are quoted from the sources listed; non-italic sections within or adjacent to those are comments or clarifications added by DSP.

Appendix III text ends – EGi reporting extract / examples follow



EGi Town Report Prepared

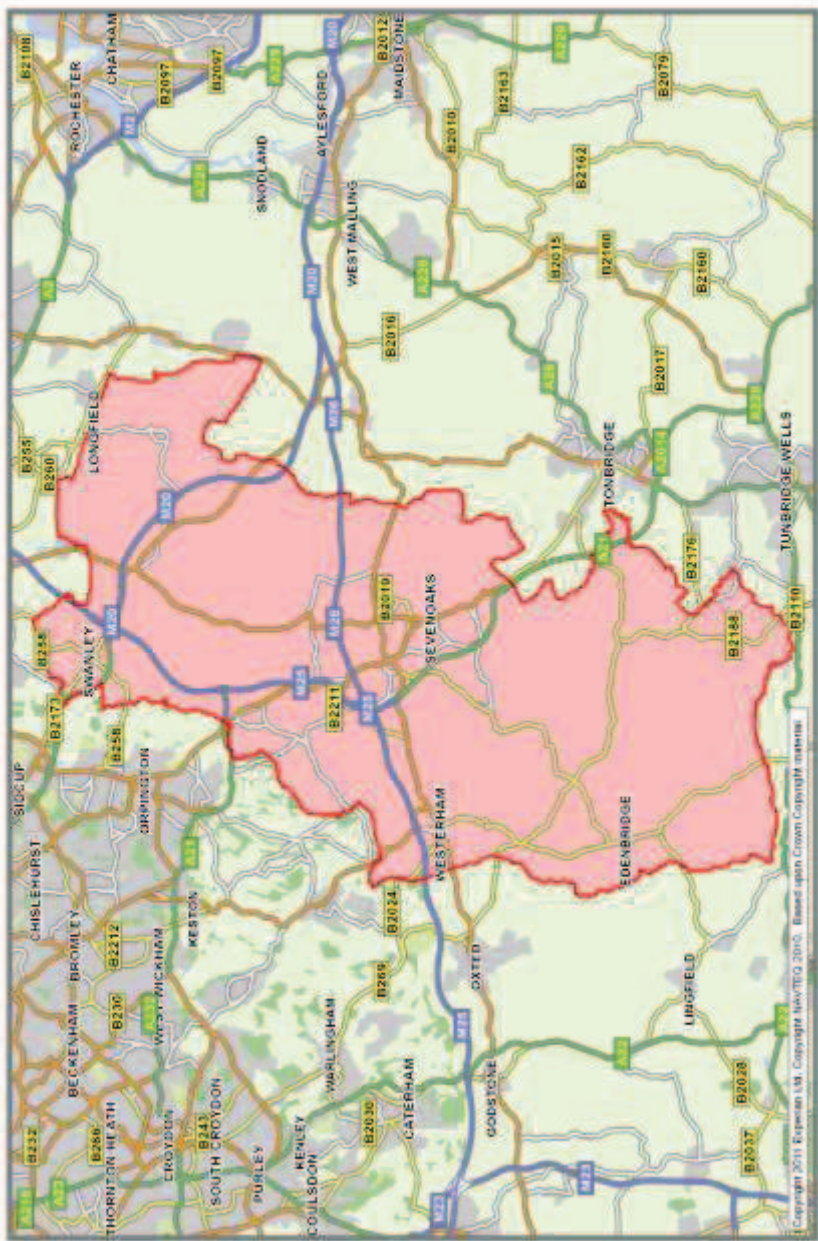
29 May 2012

Area: Sevenoaks (2010 Districts and Council Areas)



Map of Area

Area: Sevenoaks (2010 Districts and Council Areas)



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Retail Rents



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

Colliers International has provided its estimated prime retail rents for key In Town locations throughout the UK.



Provided by Colliers International.

The Colliers International In Town retail rents database is based upon their opinion of the open market prime rent in more than 600 shopping locations in the UK.

The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting prime size as standard for the location and are expressed at £ per sq ft per annum.

In the case of shopping centre locations where the rent payable is the greater of the base Rent (a percentage of Full Rental Value (typically 80%)) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent).

In assessing their opinion of the open market prime Rent Colliers International only acknowledge the presence of shopping centres once completed and open to the public.

Contact: Dr Richard Doidge, Director of Research Consultancy, Colliers International. Email: richard.doidge@colliers.com Tel: 020 7344 6872

Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2010 are graphed.

Centre	Estimated Zone A Rents																								
	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Sevenoaks	£30	£43	£50	£50	£50	£50	£45	£40	£40	£40	£40	£45	£50	£50	£50	£55	£60	£65	£70	£70	£75	£75	£70	£70	£65

Office Availability



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain



Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
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Office Deals Listing



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
02/12/2011	BR8 7AG	White Oak Square, White Oak Court, London Road, Sevenoaks, Kent, BR8 7AG	Assignment	N/A	144.37 Net sq m	N/A	N/A	N/A
15/10/2011	TN16 1A	1 The Courtyard, Market Square, Westerham, Kent, TN16 1A	Lease	Lessee: Private	82.683 Net sq m	N/A	N/A	N/A
14/10/2011	TN13 1AN	16 South Park, Sevenoaks, Kent, TN13 1AN	Lease	N/A	120.773 Net sq m	N/A	£180.94	N/A
01/08/2011	TN16 1TW	Lodges Wood Oast, Goodley Stock Road, Westerham, Kent, TN16 1TW	Lease	Lessee: Private individual(s)	171.869 Net sq m	N/A	N/A	N/A
06/07/2011	BR8 8B	38 High Street, Sevenoaks, Kent, BR8 8B	Lease	Lessee: NHS Ambulance Trust	57.4136 Net sq m	N/A	N/A	N/A
01/07/2011	DA3 8DD	Ash House, Ash Road, Longfield, Sevenoaks, Kent, DA3 8DD	Lease	Lessee: North Kent Community Church	281.865 Net sq m	N/A	N/A	N/A
30/06/2011	TN13 1BT	160 London Road, Sevenoaks, Kent, TN13 1BT	Lease	Lessee: Siemens Real Estate Limited	881.643 Net sq m	N/A	N/A	N/A
17/06/2011	BR8 7AG	White Oak Square, White Oak Court, London Road, Sevenoaks, Kent, BR8 7AG	Lease	Lessee: Institute for the Management of Information Systems	78.0379 Net sq m	N/A	N/A	N/A
15/05/2011	TN16 1RG	Crest House, 30-34 High Street, Westerham, Kent, TN16 1RG	Lease	Lessee: Gladedale Group Limited	615.292 Net sq m	N/A	£195.00	N/A
29/10/2010	BR8 7AG	3 White Oak Square, London Road, Sevenoaks, Kent, BR8 7AG	Lease	Lessee: Chubb Security Limited	159.978 Net sq m	N/A	£129.17	N/A
15/05/2010	TN16 1HB	The Grange, Market Square, Westerham, Kent, TN16 1HB	Lease	Lessee: Private Clients	85.0056 Net sq m	N/A	N/A	N/A
15/05/2010	TN13 1BT	160 London Road, Sevenoaks, Kent, TN13 1BT	Sub-Letting	Lessee: Bel Group	958.937 Net sq m	N/A	£204.52	N/A
22/03/2010	TN16 1S	Squerrys Court Lodge, Squerrys, Westerham, Kent, TN16 1S	Lease	Lessee: Private Clients	120.773 Net sq m	N/A	N/A	N/A
15/03/2010	TN16 1S	Squerrys Court Lodge, Squerrys, Westerham, Kent, TN16 1S	Lease	Lessee: Private Clients	86.3991 Net sq m	N/A	N/A	N/A
01/03/2010	TN16 1RG	22 High Street, Westerham, Kent, TN16 1RG	Lease	Lessee: Private Clients	140.933 Net sq m	N/A	£198.68	N/A
01/03/2010	TN16 1PG	General Wolfe House, 83 High Street, Westerham, Kent, TN16 1PG	Lease	Lessee: Private Clients	325.158 Net sq m	N/A	N/A	N/A
01/01/2010	TN15 0A	14a High Street, Sevenoaks, Kent, TN15 0A	Sale	N/A	127.276 Net sq m	£245000	N/A	N/A
01/12/2009	TN16 1RG	Brewery House, High Street, Westerham, Kent, TN16 1RG	Sale	Purchaser: Private individual(s)	343.738 Net sq m	£750000	N/A	N/A
01/12/2009	TN13 3PW	Acom House, 119 Wickenden Road, Sevenoaks, Kent, TN13 3PW	Lease	N/A	37.1609 Net sq m	N/A	£215.28	N/A

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02/08/2009	TN13 1TG	St Johns House, Suffolk Way, Sevenoaks, Kent, TN13 1TG	Lease	N/A	905.333 Net sq m	N/A	£258.34	N/A
15/05/2009	TN13 3PE	117a St. Johns Hill, Sevenoaks, Kent, TN13 3PE	Lease	N/A	10.6838 Net sq m	N/A	N/A	N/A
01/05/2009	TN16 1R□	Wolfelands, High Street, Westerham, Kent, TN16 1R□	Lease	N/A	26.3842 Net sq m	N/A	£272.89	N/A
15/04/2009	TN16 1S□	Squerryes Court Lodge, Squerryes, Westerham, Kent, TN16 1S□	Lease	N/A	78.9669 Net sq m	£17000	£215.28	N/A
01/03/2009	DA3 8□D	Ash House, Ash Road, Longfield, Kent, DA3 8□D	Lease	N/A	62.3374 Net sq m	N/A	£216.56	N/A
15/02/2009	TN13 1YD	The □uadrant, Victoria Road, Sevenoaks, Kent, TN13 1YD	Lease	N/A	105.909 Net sq m	N/A	N/A	N/A
11/02/2009	TN13 1TG	St Johns House, Suffolk Way, Sevenoaks, Kent, TN13 1TG	Lease	N/A	405.054 Net sq m	N/A	£269.10	N/A
01/02/2009	TN8 6EN	Fircroft Business Centre, 9 Fircroft Way, Edenbridge, Kent, TN8 6EN	Lease	N/A	266.63 Net sq m	N/A	£96.88	N/A

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Planning Applications - Office



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

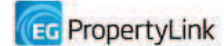
Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Solutions Service Group, Wood Street, Swanley, Kent, BR8 8DQ	Ref	30/12/2011		Business (B1a)	N/A	N/A	Sevenoaks District Council
Bartram Farm Business Estate, Old Otford Road, Sevenoaks, Kent, TN14 5EJ	OutRef	15/12/2011		Business (B1a), Non-residential Institutional (D1), Assembly & Leisure (D2), Assembly & Leisure (D2)	930	Gross sq m	Sevenoaks District Council
R Durnell And Sons, High Street, Sevenoaks, Kent, TN15 0AE	PPG	25/11/2011	20/01/2012	Business (B1a)	520	Gross sq m	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	25/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	28/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Farningham Mill And Associated Buildings, High Street, Dartford, Kent, DA4 0DG	With	04/01/2011		Residential (C3), Retail (A1/2/3), Business (B1a)	N/A	N/A	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9AQ	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	543	Gross sq m	Sevenoaks District Council
Stanfords End, Old Barn Farm, Hatfield Road, Edenbridge, Kent, TN8 5NF	PPG	17/02/2010	29/04/2010	Business (B1a), Industrial (B8)	428	Gross sq m	Sevenoaks District Council
Unit F2 West Kent Cold Storage, Rye Lane, Sevenoaks, Kent, TN14 5HD	PPG	04/02/2010	06/05/2010	Residential (C3), Business (B1a), Non-residential Institutional (D1)	2300	Gross sq m	Sevenoaks District Council
Sevenoaks Police Station, Moreood Close, Sevenoaks, Kent, TN13 2HJ	App	01/04/2009		Residential (C3), Business (B1a)	1228	Gross sq m	Sevenoaks District Council
Bartram Farm Business Estate, Old Otford Road, Sevenoaks, Kent, TN14 5EJ	App	22/08/2008		Business (B1a)	3730	Gross sq m	Sevenoaks District Council
Moreton Industrial Estate, London Road, Swanley, Kent, BR8 8DE	PPG	09/06/2008	28/08/2008	Industrial (B8), Business (B1a)	63	Gross sq m	Sevenoaks District Council
Lullingstone Park Farm Barn, Lullingstone Park, Dartford, Kent, DA4 0JA	App	25/04/2008		Business (B1a)	766	Gross sq m	Sevenoaks District Council
Land To The Rear Of Foss Garages, Orpington By Pass, Sevenoaks, Kent, TN14 7AP	Ref	06/12/2007		Business (B1a)	N/A	N/A	Sevenoaks District Council
Former Tekram Factory Site, Mont St. Aignan Way, Edenbridge, Kent, TN8 5LN	PPG	29/10/2007	24/01/2008	Business (B1a)	1050	Gross sq m	Sevenoaks District Council
Sevenoaks Police Station, Moreood Close, Sevenoaks, Kent, TN13 2HJ	App	21/03/2007		Residential (C3), Business (B1a)	1340	Gross sq m	Sevenoaks District Council
Former Tekram Factory Site, Mont St. Aignan Way, Edenbridge, Kent, TN8 5LN	App	06/02/2006		Business (B1a)	1050	Gross sq m	Sevenoaks District Council
Land At The Corner Of St Johns Way & Station Road, Edenbridge, Kent, TN8 5HP	App	27/10/2004		Business (B1a)	500	Net sq m	Sevenoaks District Council
Invicta Business Park, London Road, Sevenoaks, Kent, TN13 1AH	App	19/05/2004		Business (B1a)	N/A	Gross sq m	Sevenoaks District Council
Little Heath, St Marys Road, Swanley, Kent, BR8 7BU	App	10/03/2004		Residential (C3), Business (B1a), General	N/A	Gross sq m	Sevenoaks District Council

Retail Availability



Powered by



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
19/04/2012	TN13 1U		To Let	GVA				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3384738
18/04/2012	BR8 7AB	Nightingale House, The Parade London Road Swanley BR8 7AB	To Let	Cartons Commercial Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3332415
16/04/2012	TN13 3PE		For Sale	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3383067
13/04/2012	TN8 6HF	Eden House Business Centre Enterprise Way Edenbridge TN8 6HF	To Let	Mason Chatfield				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3385985
05/04/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3383079
05/04/2012	TN8 6E	Unit 1 Fircroft Way Edenbridge TN8 6E	To Let	Howard Cundey	78	611 sq m		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3383078
03/04/2012	TN14 6EE	Greenoak Barn Main Road Sundridge Sevenoaks TN14 6EE	For Sale	Savills				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3384375
31/03/2012	DA3 8NG	Units 2-3 Brabham Street Centre Brands Hatch Circuit Longfield DA3 8NG	To Let	Hindwoods Chartered Surveyors			£0 PA	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:339523
30/03/2012	TN8 5AL		To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3383057
17/02/2012	TN8 5EA	Units 1, 2 and 7 Edenbridge Trade Centre Edenbridge TN8 5EA	To Let	Bracketts Chartered Surveyors	353	753 sq m	£20000 27000 PA	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3375727
13/02/2012	BR8 8AH		To Let	Altus Edin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3374111
10/01/2012	TN13 1BA	117-119 London Road Sevenoaks TN13 1BA	To Let	Ibbett Mosely Surveyors LLP	73 sq m		£21000 PA	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3366585
10/01/2012	TN13 1UW	8-10 Bank Street Sevenoaks TN13 1UW	Under Offer	Ibbett Mosely Surveyors LLP	42 sq m		£18500 PA	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3366575
06/01/2012	TN13 1AH		To Let	Michael Rogers LLP				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3365982
22/11/2011	TN13 3PE		For Sale, Investment	Bracketts Chartered Surveyors	474 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3360462
31/10/2011	TN14 5EL	Vestry Trading Estate Sevenoaks TN14 5EL	To Let	Michael Rogers LLP	186	2323 sq m		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3355802
14/10/2011	TN13 3TE		To Let	Bracketts Chartered Surveyors	39 sq m		£7000 PA	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3351459
29/09/2011	TN13 1DD		To Let	Michael Rogers LLP				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3347373
18/08/2011	TN16 1DE	Unit 5 Westerham Trade Centre The Flyers Way Westerham TN16 1DE	To Let	Altus Edin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3338894
18/08/2011	TN16 1DE	Unit 2 Westerham Trade Centre The Flyers Way Westerham TN16 1DE	To Let	Altus Edin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList:3338897

Retail Deals Listing



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
01/04/2012	TN16 1RA	21 High Street, Westerham, Kent, TN16 1RA	Sale	Lessee: Private	46.8227 Net sq m	£199950	N/A	N/A
10/01/2012	BR8 8DA	6 Manse Parade, London Road, Swanley, Kent, BR8 8DA	Lease	Lessee: Private	47.566 Net sq m	N/A	£7250	N/A
01/01/2012	TN13 1AU	67 London Road, Sevenoaks, Kent, TN13 1AU	Lease	Lessee: Private	27.9264 Net sq m	N/A	£10500	N/A
02/11/2011	TN13 1LU	108 High Street, Sevenoaks, Kent, TN13 1LU	Investment Sale	Lessee: Clinton Cards, Purchaser: Private individual(s)	182 Net sq m	£557500	£36440	N/A
01/11/2011	TN13 1DF	2 Breckery Lane, Sevenoaks, Kent, TN13 1DF	Lease	N/A	62.9877 Net sq m	N/A	£25000	N/A
21/10/2011	TN13 1EE	150 High Street, Sevenoaks, Kent, TN13 1EE	Assignment	N/A	92.159 Net sq m	N/A	£46700	N/A
01/10/2011	TN16 1AQ	7 The Courtyard, Market Square, Westerham, Kent, TN16 1AQ	Lease	Lessee: Private	44.686 Net sq m	N/A	N/A	N/A
01/10/2011	TN13 1AR	29 London Road, Sevenoaks, Kent, TN13 1AR	Lease	Lessee: Private	74.7863 Net sq m	N/A	£21500	N/A
01/09/2011	TN13 1EE	142 High Street, Sevenoaks, Kent, TN13 1EE	Lease	Lessee: Oxfam	111.669 Net sq m	N/A	£27000	N/A
29/07/2011	BR8 8AE	15 High Street, Swanley, Kent, BR8 8AE	Lease	Lessee: Domino's Pizza	86.492 Net sq m	N/A	£22000	N/A
19/07/2011	TN13 1EE	Former Slug & Lettuce, 138a-138b High Street, Sevenoaks, Kent, TN13 1EE	Lease	N/A	603 Net sq m	N/A	N/A	N/A
21/02/2011	TN13 1UP	123 High Street, Sevenoaks, Kent, TN13 1UP	Lease	Lessee: Belmont Traders	52.2111 Net sq m	N/A	£27500	N/A
11/02/2011	TN13 2BS	Blighs Meadow Shopping Centre, London Road, Sevenoaks, Kent, TN13 2BS	Lease	Lessee: Marni Marni Bebe	112.04 Net sq m	N/A	N/A	N/A
02/02/2011	TN13 1UQ	116 High Street, Sevenoaks, Kent, TN13 1UQ	Lease	Lessee: Private individual(s)	75.6224 Net sq m	N/A	N/A	N/A
30/11/2010	TN13 2DN	74 London Road, Sevenoaks, Kent, TN13 2DN	Lease	Lessee: Topps Tiles	260.498 Net sq m	N/A	£40000	N/A
16/11/2010	TN13 1LE	81 High Street, Sevenoaks, Kent, TN13 1LE	Lease	Lessee: Private individual(s)	54 Net sq m	N/A	£19000	N/A
15/08/2010	TN13 3PE	87 St Johns Hill, Sevenoaks, Kent, TN13 3PE	Sale	N/A	N/A	£250000	N/A	N/A
10/08/2010	TN16 1AS	1 The Green, Westerham, Kent, TN16 1AS	Lease	Lessee: Costa Coffee	176.421 Net sq m	N/A	£37000	N/A
14/06/2010	TN13 1UP	111 High Street, Sevenoaks, Kent, TN13 1UP	Lease	Lessee: Childrens Trust (The)	109 Net sq m	N/A	£28500	N/A
15/05/2010	TN14 7BG	Polhill Arms, Old London Road, Sevenoaks, Kent, TN14 7BG	Sale	Purchaser: Private Clients	341.509 Net sq m	N/A	N/A	N/A
15/05/2010	TN13 1UQ	143 High Street, Sevenoaks, Kent, TN13 1UQ	Lease	Lessee: Valentina	207.172 Net sq m	N/A	£50000	N/A

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Planning Applications - Retail



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
37.40 Swanley Centre, London Road, Swanley, Kent, BR8 7T	Ref	23/02/2012		Retail (A1)	560	Gross sq m	Sevenoaks District Council
Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	App	17/08/2011		Retail (A3), Retail (A1)	442	Gross sq m	Sevenoaks District Council
Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	App	17/08/2011		Retail (A3), Retail (A1)	6502	Gross sq m	Sevenoaks District Council
Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	App	17/08/2011		Retail (A3), Retail (A1)	442	Gross sq m	Sevenoaks District Council
Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	App	17/08/2011		Retail (A3), Retail (A1)	6502	Gross sq m	Sevenoaks District Council
R Durnell And Sons, High Street, Sevenoaks, Kent, TN15 0AE	With	27/04/2011		General, Industrial (B2), Retail (A1)	N/A	N/A	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	104	Gross sq m	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	N/A	N/A	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	104	Gross sq m	Sevenoaks District Council
Sainsbury Petrol Filling Station, Otford Road, Sevenoaks, Kent, TN14 5EG	PPG	15/02/2011	11/05/2011	Retail (A1), Sui Generis	N/A	N/A	Sevenoaks District Council
Farringham Mill And Associated Buildings, High Street, Dartford, Kent, DA4 0DG	With	04/01/2011		Residential (C3), Retail (A1/2/3), Business (B1a)	130	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9A	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	260	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9A	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	283	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9A	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	260	Gross sq m	Sevenoaks District Council
Horton Kirby Paper Mills Limited, Horton Road, Dartford, Kent, DA4 9A	Ref	23/11/2010		Retail (A3), Retail (A1), Business (B1a)	283	Gross sq m	Sevenoaks District Council
Chipstead Sailing Club, Chevening Road, Sevenoaks, Kent, TN13 2SD	Ref	24/05/2010		Retail (A3), Assembly & Leisure (D2), Hotels (C1)	478	Gross sq m	Sevenoaks District Council
Former De a Vue Site, London Road, Swanley, Kent, BR8 7D	With	07/04/2010		Hotels (C1), Retail (A3)	N/A	N/A	Sevenoaks District Council
58.62 High Street, Sevenoaks, Kent, TN13 1LR	App	29/10/2009		Retail (A1)	2298	Gross sq m	Sevenoaks District Council
Sainsbury, Otford Road, Sevenoaks, Kent, TN14 5EG	With	03/03/2009		Retail (A1)	13035	Gross sq m	Sevenoaks District Council
Tesco Stores, Aisher Way, Sevenoaks, Kent, TN13 2SS	App	15/09/2008		Retail (A1)	7316	Gross sq m	Sevenoaks District Council

Shopping Centre Details



Area: Sevenoaks (2010 Districts and Council Areas)
 Base: Great Britain

29/05/2012

Details from EGI's Shopping Centre Research. The Shopping Centre Research database contains information on purpose-built retail schemes - shopping centre, retail park, factory outlet, or shopping park. The database focuses on schemes of in excess of 50.

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
Blighs Meads Shopping Centre, London Road, Sevenoaks, Kent, TN13 2BS	14/11/2000	5806.39	N/A	N/A	AWG Asset Management
Stanley Shopping Centre, Stanley, Kent, BR8 7TG	01/01/1970	7896.69	Mon-Sat 08:00-22:00	ASDA	Highcloud Investments Limited

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Industrial Availability



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain



Data provided by EGPropertyLink. All live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
23/05/2012	DA3 8NG	Unit 1 Brands Hatch Park, Scratchers Lane Brands Hatch Longfield DA3 8NG	To Let	Hindwoods Chartered Surveyors			£0 PA	http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3126167
21/05/2012	TN8 6ED	Commerce Way Edenbridge TN8 6ED	For Sale	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383071
21/05/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	For Sale	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383097
21/05/2012	TN16 1LR	Rectory Lane Brasted Westerham TN16 1LR	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383302
21/05/2012	DA4 9AQ	Building 25The Mill Horton Kirby DA4 9AQ	To Let	Glenny LLP	622	1239 sq m		http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3379795
05/05/2012	TN15 6BQ	Unit 5, Blue Chalet Industrial Park West Kingsdown TN15 6BQ	For Sale, To Let	Carltons Commercial Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3382797
05/05/2012	DA4 0LW	Unit 1, Pedham Place Farm London Road, Farningham Farningham Dartford DA4 0LW	To Let	Carltons Commercial Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3332462
28/04/2012	DA3 8NG	Unit 4 Brands Hatch Park, Scratchers Lane Longfield Kent DA3 8NG	To Let	Hindwoods Chartered Surveyors				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3295051
16/04/2012	BR8 8TE	Stanley Interchange Units 1 & 5 South East Stanley BR8 8TE	To Let	James Lang LaSalle	1593	10219 sq m		http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3387861
13/04/2012	TN8 6HF	Eden House Business Centre Enterprise Way Edenbridge TN8 6HF	To Let	Jason Chatfield				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3385985
05/04/2012	TN8 6HQ	Unit 3 Station Road Edenbridge TN8 6HQ	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383085
05/04/2012	TN8 6EL	Fircroft Way Edenbridge TN8 6EL	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383079
30/03/2012	TN8 6HF		To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383059
30/03/2012	TN14 6ET	138 Main Road Sundridge Sevenoaks TN14 6ET	To Let	Howard Cundey	41	300 sq m		http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383063
30/03/2012	TN14 5EL	Block 3 Unit 6, Vestry Trading Estate Otford Road Sevenoaks TN14 5EL	To Let	Carltons Commercial Ltd				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3372124
22/03/2012	TN16 1LR	Rectory Lane Brasted Westerham TN16 1LR	To Let	Howard Cundey				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3383076
20/03/2012	BR8 8EE	Railway Sidings Wested Lane Stanley BR8 8EE	To Let	Altus Edwin Hill				http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3382741
05/03/2012	TN16 2DS	Betsoms Barn London Road Westerham TN16 2DS	To Let	Strutt & Parker (bulkload)	53	147 sq m		http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3379867

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05/03/2012	DA4 9A	Horton Road South Darenth DA4 9A	For Sale	Glenny LLP	54	1215 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3379709
03/03/2012	TN14 5EL	Block 5 Unit 2, Vestry Trading Estate Otford Road Sevenoaks TN14 5EL	To Let	Carltons Commercial Ltd			http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3361552
03/03/2012	TN14 5EL	Trade Counter Development, Vestry Trading Estate Otford Road Sevenoaks TN14 5EL	To Let	Carltons Commercial Ltd	420	1858 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3361553
03/03/2012	TN15 6E	Crookhurst Lane West Kingsdown TN15 6E	For Sale	Carltons Commercial Ltd	300	900 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.asp?hdnSelectedIDList:3332366

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Industrial Deals Listing



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
16/04/2012	TN8 6HF	The Industrial Estate, Enterprise Way, Edenbridge, Kent, TN8 6HF	Lease	Lessee: LBH Services UK Limited	396.693 Net sq m	N/A	£62.43	N/A
28/10/2011	TN15 7HH	4 Crookhurst Lane, Sevenoaks, Kent, TN15 7HH	Sale	N/A	300.074 Net sq m	£250000	N/A	N/A
20/08/2011	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: S Security Limited	282.423 Net sq m	N/A	£61.89	N/A
15/08/2011	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Prolong Limited	342.809 Net sq m	N/A	£37.67	N/A
01/06/2011	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Prolong Limited	141.583 Net sq m	N/A	£61.89	N/A
25/02/2011	TN15 7HH	1 Crookhurst Lane, Sevenoaks, Kent, TN15 7HH	Sale	Purchaser: PA Commercial Property Consultants	300.074 Net sq m	£247000	N/A	N/A
15/12/2010	TN8 6EG	Factory 2, Station Road, Edenbridge, Kent, TN8 6EG	Lease	Lessee: BAM Nuttall Limited	1181.35 Net sq m	N/A	£48.44	N/A
20/11/2010	TN8 6HG	Factories 1 & 2, Station Road, Edenbridge, Kent, TN8 6HG	Lease	Lessee: BAM Nuttall Limited	1381.83 Net sq m	N/A	£50.27	N/A
05/11/2010	TN8 6ED	Stenmar Works, Commerce Way, Edenbridge, Kent, TN8 6ED	Lease	Lessee: Blackburn Metals Limited	1664.99 Net sq m	N/A	£43.27	N/A
11/10/2010	TN8 6ED	Former 3663 Building, Commerce Way, Edenbridge, Kent, TN8 6ED	Sale	Purchaser: Ambe Limited	4177.54 Net sq m	£1490000	N/A	N/A
01/10/2010	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Spec 21 Limited	248.142 Net sq m	N/A	£37.67	N/A
01/10/2010	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: YMCA	365.57 Net sq m	N/A	£26.91	N/A
15/09/2010	TN8 5LD	Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	Lease	Lessee: Consulto Collection Ltd	366 Net sq m	N/A	N/A	N/A
28/06/2010	TN8 6HG	Factories 1 & 2, Station Road, Edenbridge, Kent, TN8 6HG	Sale	Purchaser: Private individual(s)	4398.46 Net sq m	£1000000	N/A	N/A
25/05/2010	BR8 8T	The Teardrop, London Road, Stanley, Kent, BR8 8T	Lease	Lessee: Private individual(s)	6272.11 Net sq m	N/A	N/A	N/A
15/05/2010	BR8 8TS	Teardrop Estate, Lodnon Road, Stanley, Kent, BR8 8TS	Lease	Lessee: Ideal Waste Paper Company Limited	6272.11 Net sq m	N/A	£80.73	N/A

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30/03/2010	BR8 8TE	The Interchange Stanley (Formerly Pedham Place), Wested Lane, Stanley, Kent, BR8 8TE	Investment Sale	Purchaser: ING Real Estate Investment Management Limited	24518.1 Net sq m	£24400000	£71.04	6.8
22/02/2010	TN16 1DE	Westerham Trade Centre, The Flyers Way, Westerham, Kent, TN16 1DE	Lease	Lessee: Lloyd Co Doors Limited	795.429 Net sq m	N/A	£67.92	N/A
15/01/2010	TN14 5DS	Units A&B, Cramptons Road, Sevenoaks, Kent, TN14 5DS	Lease	Lessee: UFC Aerospace Europe Limited	1839.09 Net sq m	N/A	£67.71	N/A
01/11/2009	TN8 6EL	Omicron House, Fircroft Way, Edenbridge, Kent, TN8 6EL	Sale	Purchaser: Phase Electrical Limited	137.031 Net sq m	£160000	N/A	N/A

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Planning Applications - Industrial



Area: Sevenoaks (2010 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Turvins Farm, Sundridge Road, Sevenoaks, Kent, TN14 6HB	Ref	01/09/2011		Industrial (B1/2/8)	1905	Gross sq m	Sevenoaks District Council
Maplebank Poultry Farm, Maplescombe Lane, Dartford, Kent, DA4 0LY	PPG	18/08/2011	13/10/2011	Industrial (B8)	1568	Gross sq m	Sevenoaks District Council
North Downs Business Park, Limepit Lane, Sevenoaks, Kent, TN13 2TL	PPG	27/06/2011	22/08/2011	Industrial (B1/2/8)	908	Gross sq m	Sevenoaks District Council
R Durnell And Sons, High Street, Sevenoaks, Kent, TN15 0AE	With	27/04/2011		General, Industrial (B2), Retail (A1)	N/A	N/A	Sevenoaks District Council
Maplebank Poultry Farm, Maplescombe Lane, Dartford, Kent, DA4 0LY	Ref	24/03/2011		Industrial (B8)	2387	Gross sq m	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	25/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Westerham Heights, Westerham Hill, Westerham, Kent, TN16 2ED	PPG	15/02/2011	28/11/2011	General, Business (B1a), Industrial (B8)	N/A	N/A	Sevenoaks District Council
Bough Beech Treatment Works, Lakeside Close, Edenbridge, Kent, TN8 7PL	PPG	08/12/2010	09/03/2011	Industrial (B2)	2658	Gross sq m	Sevenoaks District Council
Stanfords End, Old Barn Farm, Hartfield Road, Edenbridge, Kent, TN8 5NF	PPG	17/02/2010	29/04/2010	Business (B1a), Industrial (B8)	164	Gross sq m	Sevenoaks District Council
Moreton Industrial Estate, London Road, Stanley, Kent, BR8 8DE	PPG	09/06/2008	28/08/2008	Industrial (B8), Business (B1a)	573	Gross sq m	Sevenoaks District Council
Omicron House, Fircroft Way, Edenbridge, Kent, TN8 6EL	PPG	03/06/2008	29/07/2008	Industrial (B2)	N/A	N/A	Sevenoaks District Council
Former Depot East Depot, College Road, Stanley, Kent, BR8 7LT	Ref	15/02/2008		Industrial (B2), Industrial (B8), General	N/A	N/A	Sevenoaks District Council
West Kingsdown Industrial Estate, London Road, Sevenoaks, Kent, TN15 6EL	App	11/02/2008		Business (B1c), Industrial (B8), General	N/A	N/A	Sevenoaks District Council
Vestry Industrial Estate, Block 9&9a Vestry Road, Sevenoaks, Kent, TN14 5EL	App	03/12/2007		Industrial (B2)	2603	Gross sq m	Sevenoaks District Council

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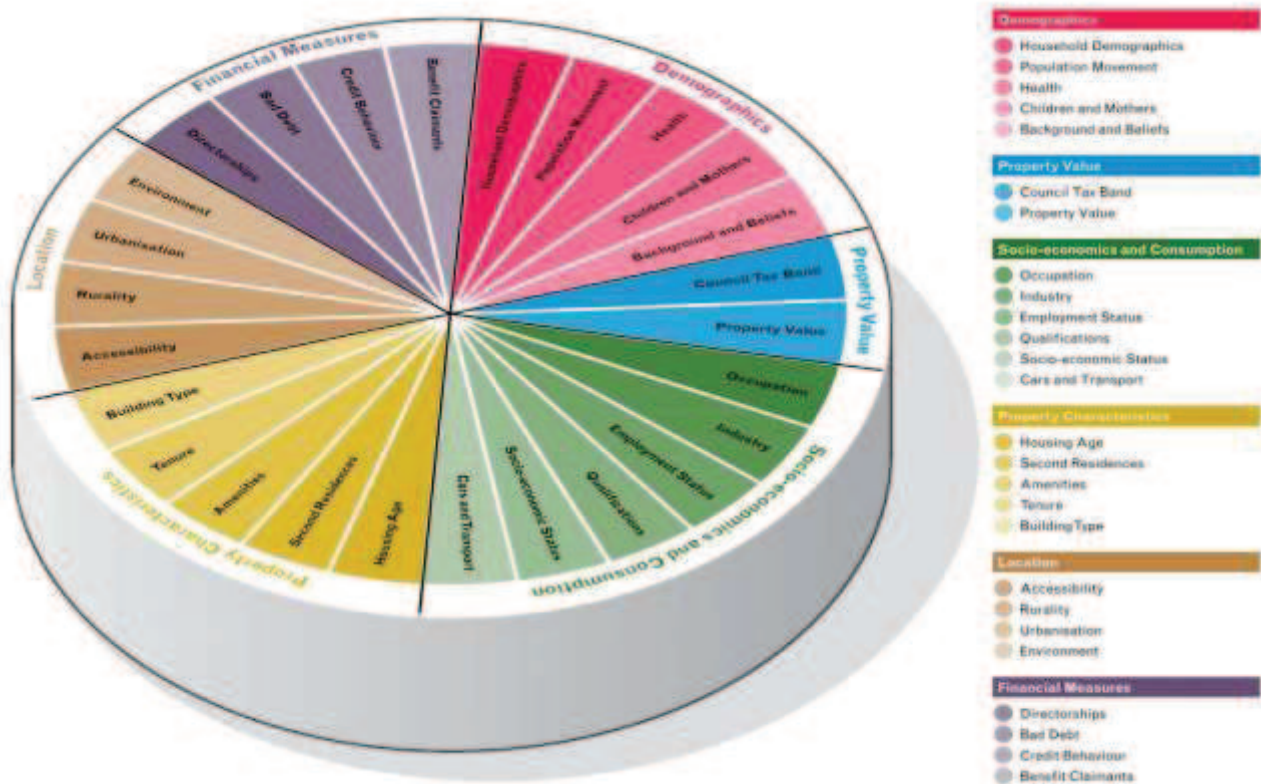
Former D East Depot, College Road, Stanley, Kent, BR8 7LT	Ref	28/09/2007	15/11/2007	Industrial (B1/2/8)	3474	Gross sq m	Sevenoaks District Council
West Kingsdown Industrial Estate, London Road, Sevenoaks, Kent, TN15 6EL	With	06/09/2007		Industrial (B1/2/8)	1867	Gross sq m	Sevenoaks District Council
Warsop Trading Estate, Hever Road, Edenbridge, Kent, TN8 5LD	App	28/03/2007		Industrial (B1/2/8)	N/A	N/A	Sevenoaks District Council
Manor Farm Buildings, Manor Road, Longfield, Kent, DA3 8LD	App	14/04/2004		Industrial (B8)	N/A	N/A	Sevenoaks District Council

Data Sources

A total of 440 data elements have been used to build this latest version of Mosaic UK. These have been selected as inputs to the classification on the basis of their volume, quality, consistency and sustainability.

62 percent of the information used to build Mosaic UK is sourced from a combination of data that includes Experian's UK Consumer Dynamics Database, which provides consumer demographic information for the UK's 47 million adults and 24 million households. This database is built from an unrivalled variety of privacy-compliant public and Experian proprietary data and statistical models. These include the edited Electoral Roll, Council Tax property valuations, house sale prices, self-reported lifestyle surveys and other compiled consumer data.

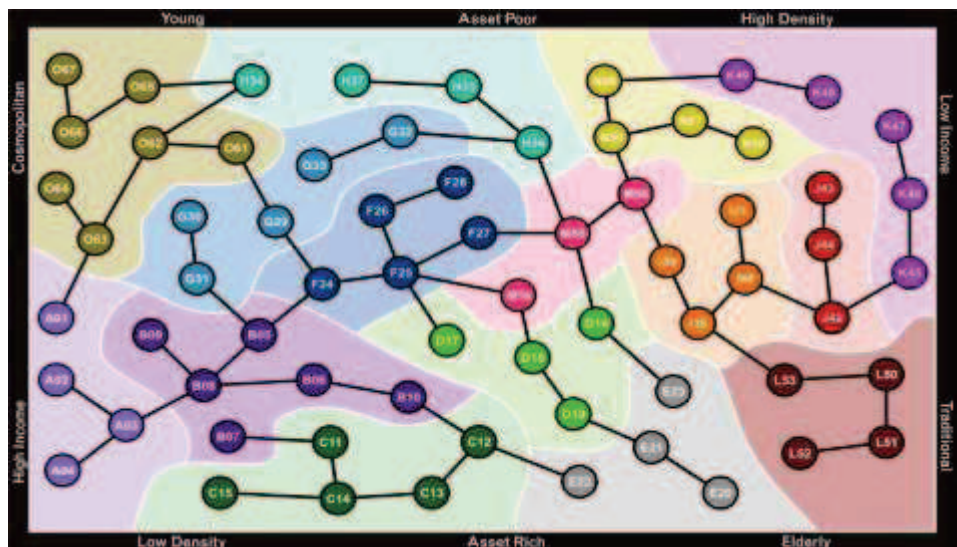
The remaining 38 percent of the data is sourced from Census current year estimates that Experian has produced by utilising its wealth of data assets to track change in key 2001 Census variables. All of the information used to build Mosaic UK is continuously updated. This enables Experian to verify and update the classification twice a year.



The Mosaic Family Tree

The Mosaic Family Tree illustrates the major demographic and lifestyle polarities between the Types and Groups, and shows how the Mosaic Types relate to each other.

Mosaic Migration helps to determine the probable location paths of different Mosaic Types and how households might move through the Mosaic Family Tree over time. This is useful for understanding the origin, stability and aspirations of the people within each Mosaic Type.



For more about Mosaic UK, please visit the interactive guide.



Appendix IV Glossary

SEVENOAKS DISTRICT COUNCIL

COMMUNITY INFRASTRUCTURE LEVY VIABILITY STUDY

GLOSSARY OF TERMS

This glossary attempts to define some of the more commonly used terms within viability studies carried out by DSP. It is not an exhaustive list and in most cases, the report itself explains any acronyms and provides definitions. Note – since the introduction of the National Planning Policy Framework in March 2012, all previous Planning Policy Statements have been replaced by the NPPF. References have been included within this Glossary for information purposes only.

A

Abnormal Development Costs - Costs that are not allowed for specifically within normal development costs. These can include costs associated with unusual ground conditions, contamination, etc. Often referred to simply as ‘abnormals’.

Affordable Housing (‘AH’) - The National Planning Policy Framework (NPPF) defines affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable

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Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

See other definitions for terms used here.

Affordable Rented housing – See definition above.

B

Base Build Costs - for construction only (excluding fees, contingencies and extras) as explained in the study.

BH/BF - preceded by a number – abbreviations used to indicate how many bedrooms a dwelling has (BH = bedroom house; BF = bedroom flat).

BREEAM - the Building Research Establishment Environmental Assessment Methodology which assesses the sustainability credentials of industrial, commercial and institutional buildings.

Building Cost Information Service (BCIS) - A subscription based data-base service of The Royal Institution of Chartered Surveyors (RICS) to facilitate the exchange of information on building construction costs and tender prices. The service provides various series of information including average prices, case study type examples, indices and the like.

C

Capital value - The value of a building or land as distinct from its rental value; the sale or investment value.

Cash flow - The movement of money by way of income, expenditure and capital receipts and payments during the course of a development.

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Cascade Mechanism/Principle - A Cascade is a mechanism which enables the form and/or quantum of affordable housing provision to be varied according to the availability of grant funding, thus ensuring that at least a base level of need-related accommodation is provided without compromising overall scheme viability. The approach aids delivery of both the market and affordable tenures by providing adaptability where needed, thus avoiding the need to renegotiate Section 106 agreements with the time delays and cost issues that process brings.

Charging Authority – is the Local Planning Authority that will raise the CIL charges as defined by section 37 of the Planning and Compulsory Purchase Act 2004 for England.

Charging schedule – sets out the rate or rates at which CIL which will apply, expressed in £per sq m terms, potentially for varying forms of development in the authority's area. Its preparation involves a series of stages via a Preliminary Draft and then Draft Charging Schedule; including consultation and independent examination.

Code for Sustainable Homes ('CfSH', 'CSH' or 'Code') - CLG is proposing to gradually tighten building regulations to increase the energy efficiency of new homes and thus reduce their carbon impact. In parallel with these changes to the building regulations, the CfSH has been introduced as a tool to encourage house builders to create more sustainable dwellings, and to inform buyers/occupiers about the green credentials of new housing. CfSH compliance, to levels over those generally operated in the market, is also compulsory for all public (HCA) funded affordable housing development. The Code is intended to provide a route map, signalling the direction of change towards low carbon sustainable homes that will become mandatory under the building regulations. The Code, again in parallel with building regulations and other initiatives, also covers a wider range of sustainability requirements – beyond lower carbon.

Community Infrastructure Levy ('CIL') - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Charging authorities must express CIL rates as pounds per square metre, as CIL will be levied on the gross internal floorspace of the net additional liable development. The published rate(s) within an authority's charging schedule will enable liable parties to anticipate their expected CIL liability.

Commuted Sum - See "Payment-in-lieu" below.

Core Strategy - The key *Development Plan Document* ('DPD') through which a local authority sets out its strategic planning approach for its area. Accompanied by other DPDs, usually dealing with aspects such as site allocations or regeneration areas, and in some cases covering particular topics such as affordable housing (see below for other definitions). See also Local Plan.

Current Use Value - Market Value (MV) on the special assumption reflecting the current use of the property only and disregarding any prospect of development other than for continuation/expansion of the current use.

D

Density ('Indicative Density') - Represents the intensity of use of a site by way of how many dwellings (or in some cases other measures such as habitable rooms) are provided on it. Usually described by reference to '*dwellings per hectare*' (DPH).

Development Appraisal - A financial appraisal of a development to calculate either: (i) the residual land value ('RLV') by deducting all development costs, including an allowance for the developer's profit/return, from the scheme's total capital value; or (ii) the residual development profit/return by deducting all development costs, including the site value/cost, from the scheme's total capital value. The appraisal(s) would normally look to determine an approximate *Residual Land Value* (RLV). Assuming a developer has already reached the initial conclusion that, in principle, a site is likely to be suitable and viable for development, an appraisal is then carried out to fine tune scheme feasibility and discover what sum they can afford to pay for the site. This would normally be subject to a range of caveats and clauses based on circumstances unknown to the developer at the time of making an offer. As an example, an offer could be subject to the granting of planning permission or subject to no abnormal conditions existing, etc.

Development Cost - This is the total cost associated with the development of a scheme and includes acquisition costs, site-specific related costs, build costs, fees and expenses, interest and financing costs. Care is needed in describing specifically what is included when this term is used.

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Development Plan ('Plan') - This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.) See also 'Core Strategy' and 'Local Plan'.

Development Plan Document ('DPD') - Spatial planning documents that are subject to independent examination, and together with any relevant regional plans, inform the planning policies for a local authority. They include a Core Strategy and also often cover site-specific allocations of land, area action plans and generic development control policies. See also 'Development Plan', 'Local Plan' and 'Core Strategy'.

Developer's Profit - The developer's reward – required for risk taken in pursuing and running the project, often required based on certain requirements to secure project funding. This is the gross profit, before tax. It will usually cover an element of overheads, but varies. The profit element used in these appraisals is profit expressed as a percentage of Gross Development Value ('GDV') (the most commonly expressed way) although developers will sometimes use other methods, for example profit on cost.

Development Viability (or 'Viability') - The viability of the development - meaning its health in financial terms. A viable development would normally be one which proceeds (or at least there is no financial reason for it not to proceed) – it would show the correct relationship between GDV (see below) and Development Cost. There would be a sufficient gap between the GDV and Development Cost to support a sufficient return (developer's profit) for the risk taken by the developer in pursuing the scheme (and possibly in this connection to support funding requirements), and a sufficiently attractive land value for the landowner. An un-viable scheme is one where a poor relationship exists between GDV and Development Cost, so that insufficient profit rewards and/or land value can be generated.

E

Existing Use Value ('EUUV') - is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller, in an arm's-length transaction after proper marketing wherein the parties had each acted

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knowledgeably, prudently and without compulsion, assuming the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the property that would cause its Market Value to differ from that needed to replace the remaining service potential at least cost (see also Current Use Value and Market Value).

Edge of centre - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

F

Finance - Costs associated with financing the development cost. Varying views are taken on the length of the relevant construction projects as to how long these costs need to be carried for on each occasion.

Financial Contribution - see "Payment-in- lieu".

G

Gross external area ('GEA') - The aggregate superficial area of a building taking each floor into account. As per the RICS Code of Measuring Practice this includes: external walls and projections, columns, piers, chimney breasts, stairwells and lift wells, tank and plant rooms, fuel stores whether or not above main roof level (except for Scotland, where for rating purposes these are excluded); and open-side covered areas and enclosed car parking areas; but excludes; open balconies; open fire escapes, open covered ways or minor canopies; open vehicle parking areas, terraces, etc.; domestic outside WCs and coalhouses. In calculating GEA, party walls are measured to their centre line, while areas with a headroom of less than 1.5m are excluded and quoted separately.

Gross Internal Area ('GIA') - Broadly speaking GIA is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. GIA will include: Areas occupied by internal walls (whether structural or not) and partitions; service accommodation such as WCs,

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showers, changing rooms and the like; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc; lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level; open-sided covered areas.

Gross Development Value ('GDV') - The amount the developer ultimately receives on completion or sale of the scheme whether through open market sales alone or a combination of those and the receipt from a Registered Provider (RP) for completed affordable housing units - before all costs are subtracted.

H

Homes and Communities Agency ('HCA') - The Government's Agency charged with delivering the affordable housing (investment) programme ('AHP') and the vehicle through which public funds in the form of Social Housing Grant ('SHG') are allocated, where available and where the HCA's investment criteria are met, for affordable housing development.

Hope value - Any element of open Market Value of a property in excess of the current use value, reflecting the prospect of some more valuable future use or development. It takes account of the uncertain nature or extent of such prospects, including the time which would elapse before one could expect planning permission to be obtained or any relevant constraints overcome, so as to enable the more valuable use to be implemented.

I

Infrastructure - The full range of transport networks, utilities, services and facilities that are needed to create sustainable neighbourhoods and support new development. It includes physical items such as roads and social infrastructure such as schools and healthcare centres.

Intermediate Affordable Housing - See 'Affordable Housing'

J

K

L

Land Costs - Costs associated with securing the land and bringing it forward – activities which precede the construction phase, and, therefore, costs which are usually borne for a longer period than the construction phase (a lead in period). They include financing the land acquisition and associated costs such as land surveys, planning application and sometimes infrastructure costs, land acquisition expenses and stamp duty land tax.

Land Residual as a percentage (%) of GDV - The amount left for land purchase expressed as a percentage of the Gross Development Value. A guideline sometimes used in the development industry. Old “rules of thumb” may be seen that, for example, upwards of approximately one third of GDV is comprised of land value. In practice this however has always varied with scheme specifics, and with increasing burdens on land value from a range of planning infrastructure requirements (including affordable housing) former views on where land values lie are having to be revised.

Local Development Framework ('LDF') - A non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (DPDs - which form part of the statutory development plan).
- Supplementary Planning Documents (SPDs).

The local development framework will also comprise:

- The Statement of Community Involvement ('SCI').
- The Local Development Scheme ('LDS').
- The Annual Monitoring Report ('AMR').
- Any Local Development Orders or Simplified Planning Zones that may have been added.

Local Plan - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the

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2004 Act. See also Core Strategy, Development Plan Document, Local Development Framework and others.

Local Planning Authority ('LPA') - The public authority whose duty it is to carry out specific planning functions for a particular area. Local planning authorities include district councils, London borough councils, County councils, Broads Authority, National Park Authorities and the Greater London Authority.

M

Market Value ('MV') or Open Market Value ('OMV') – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings in relation to residential appraisals.

N

National Planning Policy Framework ('NPPF') - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Net internal area ('NIA') - The usable space within a building measured to the internal finish of structural, external or party walls, but excluding toilets, lift and plant rooms, stairs and lift wells, common entrance halls, lobbies and corridors, internal structural walls and columns and car parking areas.

O

Open Market Value ('OMV') or Market Value ('MV') – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The

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usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings (see *Developer Payment*).

Out of centre - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town - A location out of centre that is outside the existing urban area.

P

Payment-in-lieu - A financial payment made by a developer or landowners instead of providing the planning-led affordable housing requirement on the site of the market (private sale) housing scheme (see also '*Commuted Sum/Financial Contribution*').

Payment Table - This is normally referred to where a local authority prescribes or guides as to the levels of receipt the developer will get for selling completed affordable housing units of set types and sizes to a Housing Association (HA). In this context it normally relates to an approach which assumes nil grant and is based on what the Registered Provider (e.g. Housing Association) can afford to pay through finance raised (mortgage funded) against the rental or shared ownership income flow. See also '*Developer Payment*'. It is sometimes used in a looser context, for example in the setting out of financial contribution levels for payments in lieu of on-site affordable housing provision.

Percentage (%) Reduction in Residual Land Value ('RLV') - The percentage by which the residual land value falls as a result of the impacts from the range of affordable housing policy options. This is expressed as the fall in residual land value compared to a site that previously required zero affordable housing or a site that was required to provide affordable housing previously, but at a lower percentage.

Planning obligations - A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning-led Affordable Housing - Affordable housing required on new market (private sale) housing developments of certain types (which are set locally – see "Threshold" and "Proportion" below) as set out by the National Planning Policy Framework (NPPF).

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Planning Policy Statement 3: Housing ('PPS3') – Now obsolete national statement of the Government's planning policy on Housing – including the planning-led affordable housing we consider here. Superseded, as per all PPSs, by the National Planning Policy Framework – see National Planning Policy Framework ('NPPF').

Previously developed land ('PDL') - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Q

R

Rateable value ('RV') - The figure upon which the uniform business rate is charged.

Recycled Capital Grant ('RCG') - An internal fund within the accounts of a Registered Provider used to recycle SHG in accordance with Homes and Communities Agency policies and procedures.

Renewable Energy/Renewal Energy Measures - Measures which are required for developments to ensure that a proportion (often expressed as a % target) of total energy needs of the scheme are supplied through renewable sources (for example solar, wind, ground heat, biomass, etc) rather than through conventional energy supply means. Usually in the context of viability studies we are referring to small scale *on-site* measures or equipment that will supply a proportion of the development's needs. Increasingly, there are also moves to investigate the potential for larger developments or groups of developments to benefit from similar principles but through group/combined/communal schemes usually involving significant plant installations.

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Rental value - The income that can be derived under a lease or tenancy for use of land or a building.

Residual Valuation - The process by which *Residual Land Value ('RLV')* is estimated. So called because it starts with the *GDV* at the top of the calculation and deducts all *Development Costs* and *Developer's Profit* so as to indicate the amount left remaining (hence "residual") for land purchase – including land value.

Residual Land Value ('RLV') - The amount left for land purchase once all development, finance, land costs and profit have been deducted from the *GDV*, normally expressed in monetary terms (£). This acknowledges the sum subtracted for affordable housing and other planning obligations where applicable. It is relevant to calculate land value in this way as land value is a direct result of what *scheme type* specifically can be created on a site, the issues that have to be dealt with to create it and costs associated with those.

Registered Provider ('RP') - This legal definition has replaced the previously recognised term of Registered Social Landlord (RSL) and incorporates most Housing Associations. However the new definition explicitly allows both profit and non-profit making social housing providers to be registered (with the Tenant Services Agency).

Regional Spatial Plan ('RSS') - The spatial plan for a region, promoted and managed by the relevant regional assembly, and in the case of London – the Mayor's 'London Plan'. It comprises higher level guidance which sub-regional and local authority level planning needs to take account of as a part of delivering strategic objectives for an area. See also Development Plan.

S

Saved Policies - former *development plan* policies whose life has been extended pending the replacement plan being in place. A formal direction is required in order for policies to be saved.

Scheme Type - The scheme (development project) types modelled in the appraisals consist of either entirely flatted or housing schemes or schemes with a mix of houses and flats. They are notional, rather than actual, scheme types consistent with the strategic overview the study needs to make. They are also described as 'scenarios' or 'notional scenarios'.

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Section 106 ('S.106') - (of the Town and Country Planning Act 1990). The legally binding planning agreement which runs with the interest in the land and requires the landowner (noting that ultimately the developer usually becomes the landowner) through covenants to agree to meet the various planning obligations once they implement the planning permission to which the *S106 agreement* relates. It usually sets out the principal affordable housing obligations, and is the usual tool by which planning-led affordable housing is secured by the Local Planning Authority. Section 106 of this Act refers to "agreements regulating development or use of land". These agreements often cover a range of planning obligations as well as affordable housing. There is a related type of agreement borne out of the same requirements and legislation – whereby a developer unilaterally offers a similar set of obligations, often in appeal or similar set of circumstances where a quick route to confirming a commitment to a set of obligations may be needed (a *Unilateral Undertaking* – a term not used in this study).

Shared Ownership - Shared ownership is an intermediate form of Affordable Housing and provides a way of buying a stake in a property where the purchaser cannot afford to buy it outright. They have sole occupancy rights.

Shared ownership properties are usually offered for sale by Registered Providers. The purchaser buys a share of a property and pays rent to the RP for the remainder. The monthly outgoings will include repayments on any mortgage taken out, plus rent on the part of the property retained by the housing association. Later, as the purchaser's financial circumstances change, they may be able to increase their share until they own the whole property (see '*stair-casing*' below). See also Affordable Housing.

Sliding Scale - Refers in this context to a set of affordable housing policies which require a lower *proportion* of affordable housing on the smallest sites, increasing with site size – to provide a graduated approach.

Special Protection Areas - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Social Rented Housing – see 'Affordable Housing'

Stair-casing Receipt - Payment an RP receives when a shared ownership leaseholder (shared owner) acquires additional equity (a further share of the freehold) in a dwelling.

Supplementary Planning Document ('SPD') - Provides supplementary information in respect of the policies in Development Plan Documents, and their more detailed application. These do not form part of the development plan and are not subject to independent examination.

I

Tenure/Tenure Type – the mode of occupation of a property – normally used in the context of varying *affordable housing* tenure types – in essence includes buying part or whole, and renting; although there are now many tenure models and variations which also include elements of buying and renting.

Tenure Mix - The tenure types of affordable housing provided on a site – refers to the balance between, for example, affordable rented accommodation and shared ownership or other *Intermediate* tenure.

Threshold - Affordable housing threshold i.e. the point (development scheme and/or site size) at which the local authority determines that affordable housing provision should be sought, or in this study context the potential points at which the local authority wishes to test viability with a view to considering and selecting future policy or policy options.

U

V

Valuation Office Agency ('VOA') - The Valuation Office Agency (VOA) is an executive agency of HM Revenue & Customs (HMRC). Their main functions are to compile and maintain the business rating and council tax valuation lists for England and Wales; value property in England, Wales and Scotland for the purposes of taxes administered by the HM Revenue & Customs; provide statutory and non-statutory property valuation services in England, Wales and Scotland; give policy advice to Ministers on property valuation matters. The VOA publishes twice-yearly Property

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Market Reports that include data on residential and commercial property, and land values.

Value Level(s) ('VLs') - DSP usually carry out sensitivity testing based on a range of new build property values which represent typically found prices for ordinary new developments in the area at the time of the study research.

Viability - See *Development Viability*.

X

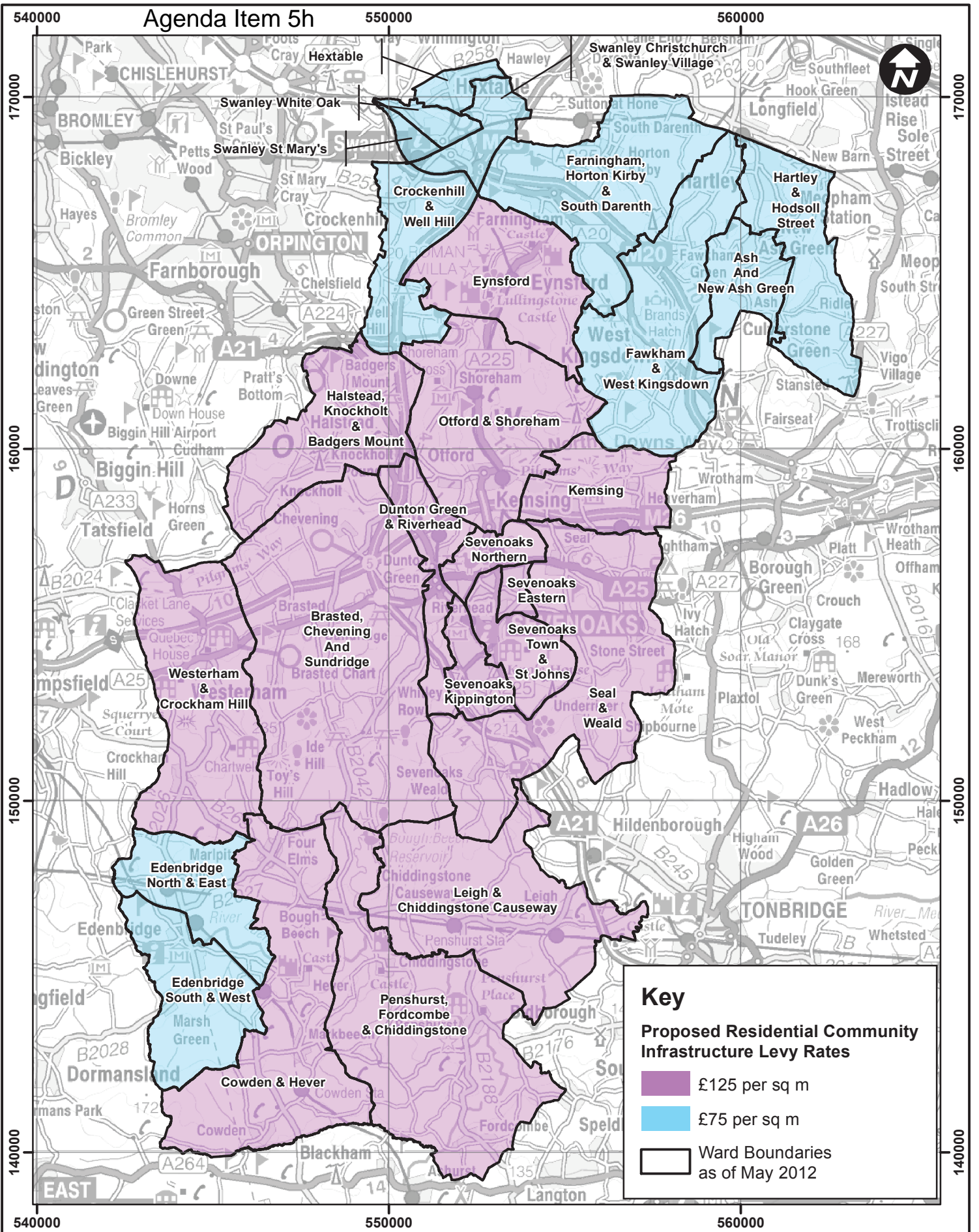
Y

Yields - As applied to different commercial elements of a scheme (i.e. office, retail, etc.) and is usually calculated as a year's rental income as a percentage of the value of the property.

Z



Appendix V
CIL Rates Map



Proposed Residential Community Infrastructure Levy Rates

Sevenoaks District Council

Scale: 1:140,000

Date: May 2012



Sevenoaks District Council
Community Infrastructure Levy

Viability – Brief Addendum

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CIL Viability Assessment – Brief Addendum

1 Introduction – context, purpose and notes

- 1.1 This document is an Addendum to the Council’s Community Infrastructure Levy (CIL) Viability Assessment - June 2012. The Viability Assessment informed the development of the Council’s CIL Preliminary Draft Charging Schedule (PDCS), which was published for consultation between 28th June and 9th August 2012.
- 1.2 The purpose of this brief Addendum is purely to further inform and support the Council’s approach to the local implementation of CIL as it takes stock following the first formal consultation stage and moves from the PDCS to develop its Draft Charging Schedule (DCS). The DCS will also be subject to consultation, prior to formal submission to the Examination in Public (EIP) stage.
- 1.3 In undertaking further review and carrying out additional appraisals, principally on a sensitivity basis, Dixon Searle partnership (DSP) has used the same principles, methodology and appraisal tools (Argus Developer and HCA Development Appraisal Toolkit (DAT) as those used in preparing the main body of the viability assessment.
- 1.4 Therefore this brief report should not be read in isolation – the methodological explanations and their context will not be repeated here. Only the points which have been added or adjusted in comparison with those set out in the main Assessment report (June 2012) will be noted here.
- 1.5 The emphasis here is to provide additional appraisals (summary output sheets of which are to be founded Appended to the rear of this report) to further inform the Council’s consideration of potential options for its proposed CIL charging approach to retail development. This is because as charging authorities’ approaches to CIL develop across the Country, the Council wishes to consider as closely as possible how to apply principles and the viability findings most appropriately to its local context.

- 1.6 In terms of retail development, this context refers to the various types of that, to their planned or expected occurrence in the District (i.e. their local relevance) and to the ways in which they might be best described, including by the use of any floor-area based thresholds aimed to add clarity to the operation of the Charging Schedule once that is adopted in its final form in due course.
- 1.7 The other area considered in this report for the Council's information, and again in our wide experience of CIL matters a commonly occurring theme, is the treatment of sheltered housing developments under the CIL regime. In our experience, as is appropriate, typically these are being treated as the development of self-contained residential dwellings that fall within Use Class C3 ('dwelling houses') rather than aligned to 'residential institutions' under Use Class C2 (for example care or nursing homes – where the provision of on-site care also creates a distinction).
- 1.8 In order to carry out this type of review a large quantity of data is reviewed and a range of assumptions are required alongside that, which rarely fits all eventualities - small changes in assumptions can have a significant individual or cumulative effect on the residual land value generated and / or the value of any CIL funding potential.
- 1.9 As expressed in the Viability Assessment, it should be noted that in practice every scheme is different and no study of this nature can reflect the variances seen in site specific cases. This does not affect the appropriateness of this type of review however. The CIL Regulations and Guidance recognise this.
- 1.10 Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments and a degree of professional judgment is required. As previously, we are satisfied that our assumptions are reasonable in terms of further building on the appropriate viability overview provided by the Assessment; and therefore with the nature of the further exercise now completed to support the Council's on-going consideration of these areas.

2 Outline of additional appraisals and outcomes

Retail

- 2.1 Retail development potentially covers a myriad of different scenarios. The Council has formed the view that it would be beneficial to add to the overall review scope a layer of high level consideration of town centre retail; how the viability of that looks relative to the other formats reviewed. This is because town centre retail (principally envisaging comparison shopping in Sevenoaks, and potentially in other centres) is considered to be relevant to the Core Strategy. Appropriate economic conditions are amongst the greatest influences on scheme viability, as is being shown in a national context at present. In the event that conditions develop to drive demand and support town centre retail development the Council's CIL charging approach needs to be ready to respond appropriately; the Council will need to be clear on how it will be treated once the scope to use s.106 for pooled local area infrastructure contributions is removed – beyond April 2014.
- 2.2 Representative of town centre retail in Sevenoaks, following discussion and liaison with the Council's planning and estates officers, we prepared additional appraisals that reflected in summary the scenario of:
- A development of 3,000 sq m (2,100 sq m net), principally assuming a single large store and a land-take of approximately 0.4 ha;
 - Overall (averaged) rental values of £130/sq m (considered realistic) and £195/sq m (sensitivity trial for viability exploration);
 - Yield of 6% (together with a sensitivity trial at 4% carried out on an iterative basis - purely for viability exploration);
 - Other assumptions as set out in the Viability Assessment (BCIS build costs at £922/sq m; external works at 20%; contingency at 5%; BREEAM at 5%; professional and other fees at 12%; development profit at 20% GDV; other fees – legal, marketing/letting/purchasers costs, etc. – as per Assessment (see chapter 2 and Appendix I).

- 2.3 With the assumptions used, the base scenario (£130/sq m rent and 6% yield – see the first appraisal summary appended to the rear of this report) produced a deficit of (equivalent to a negative RLV) of approximately £716,000. Viewed in per hectare (/ha) terms, this equates to a negative RLV of approximately (minus) £1.79m/ha. This is clearly a poor outcome that falls a long way short of indicating a viable or even marginally viable scheme. We do not consider it realistic to make more optimistic assumptions for viability at the current point. The rental assumption made here was considered with the Council's officer responsible for property assets, Council disposals and the like. Rents in other centres in the District would tend to be at lower levels than those in Sevenoaks and as such could be expected to produce poorer viability outcomes; a further pointer towards careful consideration of the scope for town centre comparison retail to bear CIL charging costs and within that a potential nil charging rate. A prime town centre Sevenoaks town pitch would command a 'zone A' rent significantly higher than this rental assumption as applicable to a larger unit, but could also come with higher development costs.
- 2.4 In order to put this viability indication in context and consider the extent to which the trial appraisal assumptions might need to improve to provide scope for a viable scheme, we also adjusted the rental assumption. With a revised trial level of £195/sq m assumed (but all other assumptions constant), the appraisal outcome moved from the significant deficit outlined at 2.3 above - to a positive RLV of approaching £2.2m/ha. This indicates the degree to which rental level improvement from the base assumption level is needed in order to begin to support scheme viability.
- 2.5 The other assumptions sensitivity trial carried out was to explore how far the yield % assumption needed to be adjusted (made more positive for the rental capitalisation – i.e. lowered) – see 2.2 above. With the rent left at our assumed base level of £130/sq m overall, we found that we needed to bring the yield down to 4% in order to get to a land value of approximately £2.2m/ha; a broadly equivalent outcome to that created by using the £195/sq m overall rent and 6% yield combination. We did not consider there to be scope to adjust other assumptions significantly in favour of viability without eroding the appropriateness of the overview and removing buffering scope that is built in to the approach by way of the collection of assumptions used. With variable site specifics, appraisal inputs outside the scope of ours could well be seen. It is worth noting

- that a yield increased from the based assumption here (say to 6.5% to 7.5%) would produce a deterioration from the already negative base outcome.
- 2.6 The further review and associated outcomes outlined at 2.1 to 2.5 above are in all cases based on £0/sq m (nil) CIL; the usual starting point for CIL viability testing which, by our usual methods, is then introduced via further layers of appraisals that trial CIL rates gradually stepping-up. It can be seen that in the case of these appraisals, those further trials were not necessary; they would not be meaningful.
- 2.7 Overall, at the present time, and for the foreseeable future likely to be relevant to the life of the first Charging Schedule, we do not consider that realistic Viability Assessment assumptions point to the clear, reliable viability of town centre retail in the District.
- 2.8 The Council will need to review the implications of this, but if town centre retail is considered relevant to overall plan (Core Strategy) delivery, then at the current time amongst the options this would point to it considering a nil (£0/sq m) CIL charging rate for this. In considering this, however, it is also worth noting that it is not the CIL payments that are making those scenarios unviable – the indicated non-viability is inherent in the strength of the relationship between the assumed development values and costs as the primary factor.
- 2.9 Aside from the selected route on town centre retail, this increased information layer need not affect the Council's view on the treatment of other forms of retail development as per the information, scope and potential options set out in the Viability Assessment. For example, it does not affect the information set out on the different forms of retail development that have to date and would generally be expected to take place in locations around the fringes of or away from the town centres – larger convenience stores (supermarkets / superstores) and retail warehousing.
- 2.10 However, while preparing additional appraisals the Council also asked DSP to further consider the aspect of a potential floor-space based threshold that may be used with the aim of adding clarity, as at 1.6 above.
- 2.11 For this area of the further viability review, DSP has included further sensitivity trials. These used assumptions all as per the main Assessment appraisal work (again see

Chapter 2 and Appendix I of the Assessment), but with the only exception being to make a wider series of alterations to the floor area assumptions for each of the formats explored (representing larger and smaller retail, more usually developed away from town centres).

2.12 Building on and further exploring the picture outlined at 3.5.5 to 3.5.7 of the Assessment, the table below summaries the floor area variations that were considered.

Small convenience store – exploring the effect of floor area variation

Gross floor area (sq m)	Net floor area (sales) (sq m)	Site size - rounded (60% site coverage maintained) (Ha)	Land value (RLV) indication (£)	Land value (RLV) indication / Ha
300	270	0.05	£38,302	£766,040
400	360	0.07	£50,754	£761,310
500	450	0.08	£64,161	£769,932

Retail warehousing - exploring the effect of floor area variation

Gross floor area (sq m)	Net floor area (sales) (sq m)	Site size - rounded (31% site coverage maintained) (Ha)	Land value (RLV) indication (£)	Land value (RLV) indication / Ha
500	450	0.16	£393,541	£2,439,954
600	540	0.19	£472,438	£2,440,930
700	630	0.23	£545,234	£2,414,608
800	720	0.26	£623,392	£2,415,644
900	810	0.29	£701,550	£2,416,450
1000	900	0.32	£779,708	£2,417,095

2.13 In accordance with the Assessment and earlier background trials, the floor area variance does not itself create different outcomes, as can be seen with the constant land value levels noted in the tables above. Explanatory text is included in the Viability Assessment. To reiterate, however, in DSP’s experience the use type and the nature of the retail offer (together with the location and site type associated with those) creates the

differentiation, so that each type may will fall within a bracket of sizes but is not likely to be driven by specific floor area criteria or limits except for the implications of the Sunday Trading provisions, which do tend to influence and provide a clear distinguishing feature for the smaller convenience store development. An additional supermarket scenario (on top of the original assessment set) was prepared at 500 sq m net. As above, varying floor area was not seen to influence outcomes significantly except if taken down to a level where in practice it would then change to a smaller convenience store format providing a very different retail offer.

- 2.14 The Council will be able to consider how to most appropriately apply these reinforced findings to its local circumstances. There is scope, and appropriate evidence, in viability terms to support a threshold of between approximately 270 and 500 sq m (net / sales) floor-space for assisting with clarity, if required, in making any distinction between the larger and smaller convenience retail formats as explored; if there are to be differential CIL charging rates for these carried through to the Council's subsequent progression of its Charging Schedule. Our view is that the primary descriptors for any differential will remain the nature of the uses and retail offers; and the most appropriate definitions for those (words used to describe them). Threshold(s) would be a secondary measure for adding clarity of operation, in our view.
- 2.15 As can be seen from the second table section at 2.12 above, exactly the same principles apply for retail warehousing. In that scenario, we added to the information with appraisals at 450 to 900 sq m net floor area and again the changing floor area was not in itself a driver of altered viability outcomes; RLVs remained constant based on all other assumptions remaining unchanged, as we consider is appropriate at this level of review given that the nature of the use and offer would not alter sufficiently significantly to drive other key assumptions changes within that floor-area bracket. Once again, there are no strict limits to this. The sizes within each range for further exploration were simply selected at 100 sq m overall unit size (gross area) steps – it would be possible to carry out hundreds of appraisals aimed at exploring other unit notional sizes around this. We would not expect such an exercise to change the overview.
- 2.16 Given the range of factors involved, setting CIL charges which seek to find the appropriate balance in the local circumstances will involve the Council considering

whether it would be appropriate to set a charge for smaller convenience stores. We understand that the most likely local relevance of those as new-builds is considered to be within the town centres. Therefore, whilst there could be a limited occurrence of developments of this type in other locations, our view is that the appropriate local balance is perhaps best reached through a charging rate aligned to that for town centre retail. This form of development is not expected on a significant scale in the District, but it would appear inequitable to set differing rates based on the use type (retail offer) operated from a unit which could equally be occupied for comparison retailing and at a very similar rental level etc. In practice, it would be unusual to see the individual uses prescribed or controlled to an extent that created fixed differences in any event. Overall, a relatively simple approach fitting the CIL principles is suggested in preference to a potentially complex one that includes more levels of differentiation. As well as the potential effect on schemes and the factors around the equity of its approach, the Council could also factor-in other aspects to its on-going consideration of this, such as the operational / administrative involvement relative to the potential level of CIL receipts. A number of aspects will be involved in weighing up the right balance.

- 2.17 Further rental values information is included within the Appendix to this report (relating to retail warehousing and sourced from the VOA as per the Viability Assessment Appendix III information).

Sheltered Housing

- 2.18 In DSP’s experience of dealing with a range of site-specific viability scenarios, while there are differences between them and general market apartment developments these tend to balance-out to a large degree and we find that overall the viability outcomes are broadly similar; they are capable of supporting similar levels of land value after allowance of all relevant development costs.
- 2.19 This experience was borne out by a series of trials and adjustments made to other (general market flatted development) appraisals as part of our wider viability review, but has now been added to with a tailored appraisal assumptions set; developed for this addendum using the HCA DAT (as is often used in site-specific discussions).

2.20 Again, some assumptions were not altered (relative to those typical of a general flatted development), but the following key adjustments were incorporated into this:

- Representative 48 unit scheme;
- Indicative density 126 dph;
- Mix of 1 bed (21 no) and 2 bed (8 no) retirement apartments for private sale (29 no total); assumed mix of 1 bed (15 no) and 2 bed (5 no) for affordable tenure (19 total; i.e. 40% policy content);
- Affordable assumed on-site for this exercise purpose and comparisons involved, although our experience in practice is that this is generally not achieved and often not workable so that a financial contribution in-lieu is normally negotiated instead, subject to the rationale and planning objectives being agreed and evidenced. Nevertheless, this reinforces the parallel with general market housing rather than this form of development necessarily being considered differently for these purposes;
- Affordable housing revenue based on a blended tenure approach assumed at 50% MV;
- 25% floor area adjustment (net to gross ratio) – significantly higher than any adjustment made in most housing developments;
- Base build costs, before external works, contingencies, fees, etc, at £1,106/sq m (all applied to an extended floor area as per the allowance noted above);
- Extended sales period – running to approximately 24 months after construction completed;
- Increased marketing costs – 6% (compared with 3% basis in other housing appraisals);
- Empty property costs ('voids') allowance at £4,000/unit;
- Additional build costs allowance at £3,500/ unit (e.g. renewable energy, Code related enhancements);
- Developer's profit (20% GDV) and other aspects maintained;
- Noting that these are assumptions and, as with any other area of study assumptions, are not intended to create any form of blueprint or prescription that affects site-specific delivery

- 2.21 Based values assumptions aligned to similar units that have recently been marketed at Edenbridge in the District, market values averaged at approximately £3,600/sq m have been assumed, after allowance from recent marketing price indications. This level of value falls between Value Levels (VLs) 6 and 7 as used in the Assessment.
- 2.22 With £75/sq m CIL included, as would be applicable in that locality based on our viability work and the Council's current CIL proposals, the HCA DAT appraisal produces a positive RLV equating to approximately £2.09m/Ha. This is very similar to the RLV (£/Ha) of approximately £1.97m produced by the relevant VL6 scenario of 80 flats; as shown with Assessment Appendix IIa, Table 1.
- 2.23 Overall, this outcome, which fits with our wider experience, supports the overview finding of broadly similar viability outcomes from this form of development when compared with those from "general market" flatted development. Positive viability factors like the premium levels of values and often reduced scope of external works frequently seen for such schemes, compared with others, do tend to be balanced out by the increased costs that can be seen on review in certain respects.
- 2.24 Our findings confirm that for CIL purposes there should be no differentiation for this form of development; it cannot be sufficiently distinguished from other housing forms in viability terms, especially bearing in mind that a range of viability scenarios will be seen across the housing development spectrum in any event.

3 Summary – additional recommendations

- 3.1 For town centre retail, primarily relevant to comparison shopping in the Sevenoaks District context, reflective of the viability indications, the Council should consider within its option for CIL charging a nil rate (£0/sq m charge). This would mean this being treated the same as all other uses which do not have a positive charging rate specified. In our view it would be appropriate not to further differentiate from that for smaller convenience store development which is likely to be most relevant set in a similar context; that should also be considered for alignment to a £0/sq m rate.
- 3.2 Within the balanced consideration of the CIL rates proposed for residential development, there should be no differentiation for sheltered housing (based on the

Agenda Item 5h

Sevenoaks District Council

D|S|P Housing & Development Consultants

development of self-contained dwellings and falling within Use Class C3, as normally attract affordable housing provision / contribution requirements).

Viability Addendum text ends – Appraisal summaries follow in Appendix

December 2012



Sevenoaks District Council

Community Infrastructure Levy

Viability Study Addendum Additional
Retail Appraisal Summaries

Dixon Searle Partnership

Development Appraisal

In Centre Retail (3,000sqm)

Report Date: 26 November 2012

APPRAISAL SUMMARY	DIXON SEARLE PARTNERSHIP
--------------------------	---------------------------------

In Centre Retail (3,000sqm)

Summary Appraisal for Phase

1 Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²
Retail (3000sqm)	1	2,100.00	130.00

Investment Valuation

Retail (3000sqm)			
Current Rent	273,000	YP @	4.0000%

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.80%	(395,850)
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NET DEVELOPMENT VALUE

NET REALISATION

OUTLAY

ACQUISITION COSTS

Residualised Price (0.40 Ha 2,196,918.33 pHect)			878,767
Agent Fee		1.00%	8,788
Legal Fee		0.75%	6,591
Site Survey & Prep Costs	0.40 m ²	100,000.00 pm ²	40,000

CONSTRUCTION COSTS

	m ²	Rate m ²	Cost
Construction			
Retail (3000sqm)	3,000.00 m ²	922.00 pm ²	2,766,000

Contingency		5.00%	138,300
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Other Construction

Site Works		20.00%	553,200
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PROFESSIONAL FEES

All Professional		10.00%	331,920
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MARKETING & LETTING

Letting Agent Fee		10.00%	27,300
Letting Legal Fee		0.75%	2,048

Additional Costs

Arrangement Fee		1.00%	8,788
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	55,320
BREEAM		5.00%	138,300

Agenda Item 5h

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

In Centre Retail (3,000sqm)

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)

Land 54,743

Construction 54,086

Total Finance Cost

TOTAL COSTS

PROFIT

Performance Measures

Profit on Cost% 26.95%

Profit on GDV% 20.00%

Profit on NDV% 21.23%

Development Yield% (on Rent) 5.39%

Equivalent Yield% (Nominal) 4.00%

Equivalent Yield% (True) 4.10%

IRR 79.80%

Rent Cover 5 yrs

Profit Erosion (finance rate 6.500%) 3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

In Centre Retail (3,000sqm)

Report Date: 26 November 2012

Agenda Item 5h

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

In Centre Retail (3,000sqm)

Summary Appraisal for Phase

1 Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²
Retail (3000sqm)	1	2,100.00	130.00

Investment Valuation

Retail (3000sqm)			
Current Rent	273,000	YP @	6.0000%

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.80%	(263,900)
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NET DEVELOPMENT VALUE

NET REALISATION

OUTLAY

ACQUISITION COSTS

Residualised Price			(716,454)
Site Survey & Prep Costs	0.40 m ²	100,000.00 pm ²	40,000

CONSTRUCTION COSTS

	m ²	Rate m ²	Cost
Construction			
Retail (3000sqm)	3,000.00 m ²	922.00 pm ²	2,766,000

Contingency		5.00%	138,300
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Other Construction

Site Works		20.00%	553,200
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PROFESSIONAL FEES

All Professional		10.00%	331,920
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MARKETING & LETTING

Letting Agent Fee		10.00%	27,300
Letting Legal Fee		0.75%	2,048

Additional Costs

Arrangement Fee		1.00%	7,165
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	55,320
BREEAM		5.00%	138,300

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

In Centre Retail (3,000sqm)

Land	(20,984)
Construction	53,987
Total Finance Cost	

TOTAL COSTS

PROFIT

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	8.09%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%

IRR N/A

Rent Cover 3 yrs 4 mths
 Profit Erosion (finance rate 6.500%) 3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

In Centre Retail (3,000sqm)

Report Date: 26 November 2012

APPRAISAL SUMMARY	DIXON SEARLE PARTNERSHIP
--------------------------	---------------------------------

In Centre Retail (3,000sqm)

Summary Appraisal for Phase

1 Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²
Retail (3000sqm)	1	2,100.00	195.00

Investment Valuation

Retail (3000sqm)			
Current Rent	409,500	YP @	6.0000%

GROSS DEVELOPMENT VALUE

Purchaser's Costs		5.80%	(395,850)
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NET DEVELOPMENT VALUE

NET REALISATION

OUTLAY

ACQUISITION COSTS

Residualised Price (0.40 Ha 2,163,275.51 pHect)			865,310
Agent Fee		1.00%	8,653
Legal Fee		0.75%	6,490
Site Survey & Prep Costs	0.40 m ²	100,000.00 pm ²	40,000

CONSTRUCTION COSTS

	m ²	Rate m ²	Cost
Construction			
Retail (3000sqm)	3,000.00 m ²	922.00 pm ²	2,766,000

Contingency		5.00%	138,300
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Other Construction

Site Works		20.00%	553,200
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PROFESSIONAL FEES

All Professional		10.00%	331,920
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MARKETING & LETTING

Letting Agent Fee		10.00%	40,950
Letting Legal Fee		0.75%	3,071

Additional Costs

Arrangement Fee		1.00%	8,653
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	55,320
BREEAM		5.00%	138,300

Agenda Item 5h

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

In Centre Retail (3,000sqm)

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)

Land 53,904

Construction 54,078

Total Finance Cost

TOTAL COSTS

PROFIT

Performance Measures

Profit on Cost% 26.95%

Profit on GDV% 20.00%

Profit on NDV% 21.23%

Development Yield% (on Rent) 8.09%

Equivalent Yield% (Nominal) 6.00%

Equivalent Yield% (True) 6.23%

IRR 80.40%

Rent Cover 3 yrs 4 mths

Profit Erosion (finance rate 6.500%) 3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Convenience Store (300sqm) - Medium Value

Report Date: 12 December 2012

Convenience Store (300sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail (300sqm)	1	270.00	150.00	40,500	40,500	40,500

Investment Valuation

Retail (300sqm)						
Current Rent	40,500	YP @	7.5000%	13.3333	540,000	

GROSS DEVELOPMENT VALUE

540,000

Purchaser's Costs		5.80%	(31,320)	(31,320)		
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NET DEVELOPMENT VALUE

508,680

NET REALISATION

508,680

OUTLAY

ACQUISITION COSTS

Residualised Price (0.05 Ha 766,039.30 pHect)				38,302		
Agent Fee		1.00%		383		
Legal Fee		0.75%		287		
Site Survey & Prep Costs	0.05 m ²	100,000.00 pm ²	5,000			
					43,972	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail (300sqm)	300.00 m ²	763.00 pm ²	228,900	228,900
Contingency		5.00%	11,445	
CIL	300.00 m ²	50.00 pm ²	15,000	
				26,445
Other Construction				
Site Works		20.00%	45,780	
				45,780

PROFESSIONAL FEES

All Professional		10.00%	27,468	
				27,468

MARKETING & LETTING

Letting Agent Fee		10.00%	4,050	
Letting Legal Fee		0.75%	304	
				4,354

Additional Costs

Arrangement Fee		1.00%	383	
				383

MISCELLANEOUS FEES

Planning / Insurances		2.00%	4,578	
BREEAM		5.00%	11,445	
				16,023

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			2,386	
Construction			4,969	
Total Finance Cost				7,355

TOTAL COSTS

400,680

PROFIT

108,000

Performance Measures

Profit on Cost%	26.95%
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APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Convenience Store (300sqm) - Medium Value

Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	10.11%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	93.48%
Rent Cover	2 yrs 8 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Convenience Store (400sqm) - Medium Value

Report Date: 12 December 2012

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Convenience Store (400sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail (400sqm)	1	360.00	150.00	54,000	54,000	54,000

Investment Valuation

Retail (400sqm)						
Current Rent	54,000	YP @	7.5000%	13.3333	720,000	

GROSS DEVELOPMENT VALUE

720,000

Purchaser's Costs		5.80%	(41,760)	(41,760)		
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NET DEVELOPMENT VALUE

678,240

NET REALISATION

678,240

OUTLAY

ACQUISITION COSTS

Residualised Price (0.07 Ha 724,926.78 pHect)				50,745		
Agent Fee		1.00%		507		
Legal Fee		0.75%		381		
Site Survey & Prep Costs	0.07 m ²	100,000.00 pm ²	7,000			
					58,633	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail (400sqm)	400.00 m ²	763.00 pm ²	305,200	305,200
Contingency		5.00%	15,260	
CIL	400.00 m ²	50.00 pm ²	20,000	
				35,260
Other Construction				
Site Works		20.00%	61,040	
				61,040

PROFESSIONAL FEES

All Professional		10.00%	36,624	
				36,624

MARKETING & LETTING

Letting Agent Fee		10.00%	5,400	
Letting Legal Fee		0.75%	405	
				5,805

Additional Costs

Arrangement Fee		1.00%	507	
				507

MISCELLANEOUS FEES

Planning / Insurances		2.00%	6,104	
BREEAM		5.00%	15,260	
				21,364

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			3,161	
Construction			6,645	
Total Finance Cost				9,807

TOTAL COSTS

534,240

PROFIT

144,000

Performance Measures

Profit on Cost%	26.95%
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Convenience Store (400sqm) - Medium Value

Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	10.11%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	93.48%
Rent Cover	2 yrs 8 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Convenience Store (500sqm) - Medium Value

Report Date: 12 December 2012

Convenience Store (500sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail (500sqm)	1	450.00	150.00	67,500	67,500	67,500

Investment Valuation

Retail (500sqm)						
Current Rent	67,500	YP @	7.5000%	13.3333	900,000	

GROSS DEVELOPMENT VALUE

900,000

Purchaser's Costs		5.80%	(52,200)	(52,200)		
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NET DEVELOPMENT VALUE

847,800

NET REALISATION

847,800

OUTLAY

ACQUISITION COSTS

Residualised Price (0.08 Ha 802,012.76 pHect)				64,161		
Agent Fee			1.00%	642		
Legal Fee			0.75%	481		
Site Survey & Prep Costs	0.08 m ²	100,000.00 pm ²		8,000		
					73,284	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail (500sqm)	500.00 m ²	763.00 pm ²	381,500	381,500
Contingency		5.00%	19,075	
CIL	500.00 m ²	50.00 pm ²	25,000	
				44,075

Other Construction

Site Works		20.00%	76,300	76,300
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PROFESSIONAL FEES

All Professional		10.00%	45,780	45,780
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MARKETING & LETTING

Letting Agent Fee		10.00%	6,750	
Letting Legal Fee		0.75%	506	
				7,256

Additional Costs

Arrangement Fee		1.00%	642	642
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	7,630	
BREEAM		5.00%	19,075	
				26,705

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			3,997	
Construction			8,261	
Total Finance Cost				12,258

TOTAL COSTS

667,800

PROFIT

180,000

Performance Measures

Profit on Cost%	26.95%
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APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Convenience Store (500sqm) - Medium Value

Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	10.11%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	93.48%
Rent Cover	2 yrs 8 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

CONFIDENTIAL

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (500sqm) - Medium Value

Report Date: 12 December 2012

APPRAISAL SUMMARY

Retail Warehouse (500sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	450.00	200.00	90,000	90,000	90,000

Investment Valuation

Retail						
Market Rent	90,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	1,300,108	

GROSS DEVELOPMENT VALUE

1,300,108

Purchaser's Costs	5.80%	(75,406)		(75,406)		
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NET DEVELOPMENT VALUE

1,224,702

NET REALISATION

1,224,702

OUTLAY

ACQUISITION COSTS

Residualised Price (0.16 Ha 2,459,628.90 pHect)				393,541		
Stamp Duty				11,806		
Agent Fee		1.00%		3,935		
Legal Fee		0.75%		2,952		
Site Survey & Prep Costs	0.16 m ²	100,000.00 pm ²		16,000		
					428,234	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail	500.00 m ²	586.00 pm ²	293,000	293,000
Contingency		5.00%	14,650	
CIL	500.00 m ²	125.00 pm ²	62,500	
				77,150

Other Construction

Site Works	20.00%	58,600		58,600
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PROFESSIONAL FEES

All Professional	10.00%	35,160		35,160
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MARKETING & LETTING

Letting Agent Fee	11.00%	9,900		
Letting Legal Fee	0.75%	675		
				10,575

Additional Costs

Arrangement Fee	1.00%	3,935		3,935
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MISCELLANEOUS FEES

Planning / Insurances	2.00%	5,860		
BREEAM	5.00%	14,650		
				20,510

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			27,608	
Construction			9,908	
Total Finance Cost				37,516

TOTAL COSTS

964,680

PROFIT

260,022

Retail Warehouse (500sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	47.33%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (555sqm) - Medium Value

Report Date: 13 December 2012

Retail Warehouse (555sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	500.00	200.00	100,001	100,001	100,001

Investment Valuation

Retail						
Market Rent	100,001	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	1,444,576	

GROSS DEVELOPMENT VALUE

1,444,576

Purchaser's Costs		5.80%	(83,785)	(83,785)		
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NET DEVELOPMENT VALUE

1,360,791

NET REALISATION

1,360,791

OUTLAY

ACQUISITION COSTS

Residualised Price (0.18 Ha 2,428,115.87 pHect)				437,061		
Stamp Duty				13,112		
Agent Fee		1.00%		4,371		
Legal Fee		0.75%		3,278		
Site Survey & Prep Costs	0.18 m ²	100,000.00 pm ²		18,000		
					475,821	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail	555.56 m ²	586.00 pm ²	325,558	325,558
Contingency		5.00%	16,278	
CIL	555.56 m ²	125.00 pm ²	69,445	
				85,723

Other Construction

Site Works		20.00%	65,112	65,112
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PROFESSIONAL FEES

All Professional		10.00%	39,067	39,067
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MARKETING & LETTING

Letting Agent Fee		11.00%	11,000	
Letting Legal Fee		0.75%	750	
				11,750

Additional Costs

Arrangement Fee		1.00%	4,371	4,371
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	6,511	
BREEAM		5.00%	16,278	
				22,789

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			30,661	
Construction			11,024	
Total Finance Cost				41,685

TOTAL COSTS

1,071,876

PROFIT

288,915

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Retail Warehouse (555sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	47.33%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (600sqm) - Medium Value

Report Date: 12 December 2012

APPRAISAL SUMMARY

Retail Warehouse (600sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail (600sqm)	1	540.00	200.00	108,000	108,000	108,000

Investment Valuation

Retail (600sqm)						
Market Rent	108,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	1,560,130	

GROSS DEVELOPMENT VALUE

				1,560,130		
Purchaser's Costs		5.80%	(90,488)			
				(90,488)		

NET DEVELOPMENT VALUE

						1,469,642
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NET REALISATION

						1,469,642
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OUTLAY

ACQUISITION COSTS

Residualised Price (0.19 Ha 2,486,515.12 pHect)				472,438		
Stamp Duty				14,173		
Agent Fee		1.00%		4,724		
Legal Fee		0.75%		3,543		
Site Survey & Prep Costs	0.19 m ²	100,000.00 pm ²		19,000		
					513,879	

CONSTRUCTION COSTS

	m ²	Rate m ²	Cost	
Construction				
Retail (600sqm)	600.00 m ²	586.00 pm ²	351,600	351,600
Contingency		5.00%	17,580	
CIL	600.00 m ²	125.00 pm ²	75,000	
				92,580

Other Construction

Site Works		20.00%	70,320	
				70,320

PROFESSIONAL FEES

All Professional		10.00%	42,192	
				42,192

MARKETING & LETTING

Letting Agent Fee		11.00%	11,880	
Letting Legal Fee		0.75%	810	
				12,690

Additional Costs

Arrangement Fee		1.00%	4,724	
				4,724

MISCELLANEOUS FEES

Planning / Insurances		2.00%	7,032	
BREEAM		5.00%	17,580	
				24,612

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			33,143	
Construction			11,876	
Total Finance Cost				45,019

TOTAL COSTS

					1,157,616
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PROFIT

					312,026
--	--	--	--	--	----------------

Retail Warehouse (600sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	47.33%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (700sqm) - Medium Value

Report Date: 12 December 2012

Retail Warehouse (700sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	630.00	200.00	126,000	126,000	126,000

Investment Valuation

Retail						
Market Rent	126,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	1,820,152	

GROSS DEVELOPMENT VALUE

1,820,152

Purchaser's Costs	5.80%	(105,569)		(105,569)		
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NET DEVELOPMENT VALUE

1,714,583

NET REALISATION

1,714,583

OUTLAY

ACQUISITION COSTS

Residualised Price (0.23 Ha 2,370,580.97 pHect)				545,234		
Stamp Duty				21,809		
Agent Fee		1.00%		5,452		
Legal Fee		0.75%		4,089		
Site Survey & Prep Costs	0.23 m ²	100,000.00 pm ²		23,000		
					599,585	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail	700.00 m ²	586.00 pm ²	410,200	410,200
Contingency		5.00%	20,510	
CIL	700.00 m ²	125.00 pm ²	87,500	
				108,010

Other Construction

Site Works	20.00%	82,040		82,040
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PROFESSIONAL FEES

All Professional	10.00%	49,224		49,224
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MARKETING & LETTING

Letting Agent Fee	11.00%	13,860		
Letting Legal Fee	0.75%	945		
				14,805

Additional Costs

Arrangement Fee	1.00%	5,452		5,452
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MISCELLANEOUS FEES

Planning / Insurances	2.00%	8,204		
BREEAM	5.00%	20,510		
				28,714

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			38,615	
Construction			13,908	
Total Finance Cost				52,523

TOTAL COSTS

1,350,553

PROFIT

364,030

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Retail Warehouse (700sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	47.33%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (800sqm) - Medium Value

Report Date: 12 December 2012

APPRAISAL SUMMARY

Retail Warehouse (800sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	720.00	200.00	144,000	144,000	144,000

Investment Valuation

Retail						
Market Rent	144,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	2,080,173	

GROSS DEVELOPMENT VALUE

2,080,173

Purchaser's Costs	5.80%	(120,650)		(120,650)		
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NET DEVELOPMENT VALUE

1,959,523

NET REALISATION

1,959,523

OUTLAY

ACQUISITION COSTS

Residualised Price (0.26 Ha 2,397,660.72 pHect)				623,392		
Stamp Duty				24,936		
Agent Fee		1.00%		6,234		
Legal Fee		0.75%		4,675		
Site Survey & Prep Costs	0.26 m ²	100,000.00 pm ²		26,000		
					685,237	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail	800.00 m ²	586.00 pm ²	468,800	468,800
Contingency		5.00%	23,440	
CIL	800.00 m ²	125.00 pm ²	100,000	
				123,440

Other Construction

Site Works	20.00%	93,760		93,760
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PROFESSIONAL FEES

All Professional	10.00%	56,256		56,256
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MARKETING & LETTING

Letting Agent Fee	11.00%	15,840		
Letting Legal Fee	0.75%	1,080		
				16,920

Additional Costs

Arrangement Fee	1.00%	6,234		6,234
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MISCELLANEOUS FEES

Planning / Insurances	2.00%	9,376		
BREEAM	5.00%	23,440		
				32,816

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			44,150	
Construction			15,876	
Total Finance Cost				60,026

TOTAL COSTS

1,543,489

PROFIT

416,035

Retail Warehouse (800sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	47.33%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (900sqm) - Medium Value

Report Date: 12 December 2012

Retail Warehouse (900sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	810.00	200.00	162,000	162,000	162,000

Investment Valuation

Retail						
Market Rent	162,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	2,340,195	

GROSS DEVELOPMENT VALUE

2,340,195

Purchaser's Costs	5.80%	(135,731)		(135,731)		
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NET DEVELOPMENT VALUE

2,204,464

NET REALISATION

2,204,464

OUTLAY

ACQUISITION COSTS

Residualised Price (0.29 Ha 2,419,137.79 pHect)				701,550		
Stamp Duty				28,062		
Agent Fee		1.00%		7,015		
Legal Fee		0.75%		5,262		
Site Survey & Prep Costs	0.29 m ²	100,000.00 pm ²		29,000		
					770,889	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail	900.00 m ²	586.00 pm ²	527,400	527,400
Contingency		5.00%	26,370	
CIL	900.00 m ²	125.00 pm ²	112,500	
				138,870

Other Construction

Site Works	20.00%	105,480		105,480
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PROFESSIONAL FEES

All Professional	10.00%	63,288		63,288
------------------	--------	--------	--	--------

MARKETING & LETTING

Letting Agent Fee	11.00%	17,820		
Letting Legal Fee	0.75%	1,215		
				19,035

Additional Costs

Arrangement Fee	1.00%	7,015		7,015
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MISCELLANEOUS FEES

Planning / Insurances	2.00%	10,548		
BREEAM	5.00%	26,370		
				36,918

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			49,686	
Construction			17,843	
Total Finance Cost				67,529

TOTAL COSTS

1,736,425

PROFIT

468,039

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Retail Warehouse (900sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	47.33%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (1,000sqm) - Medium Value

Report Date: 12 December 2012

APPRAISAL SUMMARY

Retail Warehouse (1,000sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	900.00	200.00	180,000	180,000	180,000

Investment Valuation

Retail						
Market Rent (1yr Rent Free)	180,000	YP @	6.5000%	15.3846		
		PV 1yr @	6.5000%	0.9390	2,600,217	

GROSS DEVELOPMENT VALUE

				2,600,217		
Purchaser's Costs		5.80%	(150,813)		(150,813)	

NET DEVELOPMENT VALUE

					2,449,404	
--	--	--	--	--	------------------	--

NET REALISATION

					2,449,404	
--	--	--	--	--	------------------	--

OUTLAY

ACQUISITION COSTS

Residualised Price (0.32 Ha 2,436,587.88 pHect)				779,708		
Stamp Duty				31,188		
Agent Fee		1.00%		7,797		
Legal Fee		0.75%		5,848		
Site Survey & Prep Costs	0.32 m ²	100,000.00 pm ²		32,000		
					856,541	

CONSTRUCTION COSTS

Construction						
	m ²	Rate m ²	Cost			
Retail	1,000.00 m ²	586.00 pm ²	586,000		586,000	
Contingency		5.00%	29,300			
CIL	1,000.00 m ²	125.00 pm ²	125,000			
					154,300	

Other Construction

Site Works		20.00%	117,200			
					117,200	

PROFESSIONAL FEES

All Professional		10.00%	70,320			
					70,320	

MARKETING & LETTING

Letting Agent Fee		11.00%	19,800			
Letting Legal Fee		0.75%	1,350			
					21,150	

Additional Costs

Arrangement Fee		1.00%	7,797			
					7,797	

MISCELLANEOUS FEES

Planning / Insurances		2.00%	11,720			
BREEAM		5.00%	29,300			
					41,020	

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)						
Land				55,221		
Construction				19,811		
Total Finance Cost					75,032	

TOTAL COSTS

					1,929,361	
--	--	--	--	--	------------------	--

PROFIT

					520,043	
--	--	--	--	--	----------------	--

Retail Warehouse (1,000sqm) - Medium Value

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	9.33%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	47.33%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Supermarket (555sqm) - Medium Value

£125 CIL

Report Date: 13 December 2012

**Supermarket (555sqm) - Medium Value
£125 CIL****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	500.00	260.00	130,001	130,001	130,001

Investment Valuation

Retail						
Current Rent	130,001	YP @	6.5000%	15.3846	2,000,016	

GROSS DEVELOPMENT VALUE

				2,000,016		
Purchaser's Costs		5.80%	(116,001)	(116,001)		

NET DEVELOPMENT VALUE

				1,884,015		
--	--	--	--	------------------	--	--

NET REALISATION

				1,884,015		
--	--	--	--	------------------	--	--

OUTLAY**ACQUISITION COSTS**

Residualised Price (0.17 Ha 1,830,469.88 pHect)				311,180		
Stamp Duty		1.00%		3,112		
Agent Fee		1.00%		3,112		
Legal Fee		0.75%		2,334		
Site Survey & Prep Costs	0.17 m ²	100,000.00 pm ²		17,000		
					336,737	

CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction				700,561
Retail	555.56 m ²	1,261.00 pm ²	700,561	
Contingency		5.00%	35,028	
CIL	555.56 m ²	125.00 pm ²	69,445	104,473
Other Construction				
Site Works		20.00%	140,112	140,112

PROFESSIONAL FEES

All Professional		10.00%	84,067	84,067
------------------	--	--------	--------	--------

MARKETING & LETTING

Letting Agent Fee		11.00%	14,300	
Letting Legal Fee		0.75%	975	15,275

Additional Costs

Arrangement Fee		1.00%	3,112	3,112
-----------------	--	-------	-------	-------

MISCELLANEOUS FEES

Planning / Insurances		2.00%	14,011	
BREEAM		5.00%	35,028	49,039

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)				
Land			25,119	
Construction			25,515	
Total Finance Cost				50,635

TOTAL COSTS

				1,484,012
--	--	--	--	------------------

PROFIT

				400,003
--	--	--	--	----------------

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

**Supermarket (555sqm) - Medium Value
£125 CIL**

Performance Measures

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	8.76%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	52.59%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths



Sevenoaks District Council

Community Infrastructure Levy

Viability Study Addendum Additional
Residential Appraisal Summaries

SCHEME

Site Address	Sevenoaks District
Site Reference	
File Source	
Scheme Description	
Date of appraisal	01/11/2012
Net Residential Site Area (hectares)	0.38
Author & Organisation	Dixon Searle LLP
HCA Investment Partner (where applicable)	0

Housing Mix (Affordable + Open Market)

Total Number of Units	48	units
Total Number of Open Market Units	29	units
Total Number of Affordable Units	19	units
Total Net Internal Area (sq m)	2,919	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	39.6%	
% Affordable by Area	39.6%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	-	by NIA of Units (sq m)
% Social Rented within the Affordable Housing	-	by habitable rooms
Density	126	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	0.38	hectares
Net Site Area	0.38	hectares
Net Internal Housing Area / Hectare	7,681	sq m / hectare

AH Residential Values

Full term yield based

Type of Unit	Social Rented	Affordable Housing AR / SO blend	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£1,374,912	£0	£0	£0
2 Bed Flat Low rise	£0	£695,430	£0	£0	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£0	£0	£0	£0
3 Bed House	£0	£0	£0	£0	£0
4 Bed House	£0	£0	£0	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	£0	£2,070,342	£0	£0	£0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) £2,070,342

RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0**TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)** £2,070,342**Open Market Housing**

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	1,764	£3,600	£6,350,112
Open Market Phase 2:	-	-	£0
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
Total	1,764	-	£6,350,112

Monthly Sales rate
1.16

	Average value (£ per unit)
Open Market Phase 1:	£218,969
Open Market Phase 2:	£0
Open Market Phase 3:	£0
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental £0

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSINGPage 1011 £6,350,112

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Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£216,050
TOTAL CAPITALISED ANNUAL GROUND RENT	£216,050

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £8,636,504

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community Use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME £0

TOTAL VALUE OF SCHEME £8,636,504

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£1,703,240	-	Per sq meter	1,106
Open Market Housing Build Costs	£2,600,371	-		1,106
	£4,303,611			
Residential Car Parking Build Costs	£0			
External Works & Infrastructure Costs (£)				
Site Preparation/Demolition	£0		Per unit	
Roads and Sewers	£0			
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£144,000		3,000	
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Other 1	£0			
Other 2	£0			
Other 3	£0			
Other site costs				
Building Contingencies	5.0%	£215,181		4,483
Fees and certification		£451,879		9,414
Other Acquisition Costs (£)		£0		
Site Abnormals (£)				
De-canting tenants		£0		
Decontamination		£0		
Voids costs		£192,000		4,000
Renewables		£168,000		3,500
Total Building Costs inc Fees		£5,474,671		114,056

Statutory 106 Costs (£)

Education	£0	
Sport & Recreation	£0	
Social Infrastructure	£0	
Public Realm	£0	
Affordable Housing	£0	
Transport	£0	
Highway	£0	
Health	£0	
Public Art	£0	
Flood work	£0	
Community Infrastructure Levy	£176,392	2,756

Other Tariff		£0	
Renewables		£0	
Other 2		£0	

Statutory 106 costs **£176,392**

Marketing (Open Market Housing ONLY)

Sales/letting Fees	6.0%	£381,007	per OM unit 13,138
Legal Fees (per Open Market unit):	£600	£17,400	600

Marketing (Affordable Housing)

Developer cost of sale to RP (£)		£0	per affordable unit
RP purchase costs (£)		£0	
Intermediate Housing Sales and Marketing (£)		£0	

Total Marketing Costs **£398,407**

Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs **£0**

TOTAL DIRECT COSTS: **£6,049,469**

Finance and acquisition costs

Land Value	£794,041	
Arrangement Fee	£0	0.0% of interest
Misc Fees (Surveyors etc)	£0	0.00% of scheme value
Agents Fees	£7,940	
Legal Fees	£5,955	
Stamp Duty	£31,762	
Total Interest Paid	£477,314	

Total Finance and Acquisition Costs **£1,317,012**

Developer's return for risk and profit**Residential**

Market Housing Return (inc OH) on Value	20.0%	£1,270,022	43,794 per OM unit
Affordable Housing Return on Cost	0.0%	£0	per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£1,270,022**

(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Surplus/(Deficit) at completion 1/5/2016

Present Value of Surplus (Deficit) at 1/11/2012

per unit

Scheme Investment IRR

20.0%

(before Developer's returns and interest to avoid double counting returns)



Sevenoaks District Council

Community Infrastructure Levy

Retail Warehousing Examples

Agenda Item 5h

Address	Description	Size (m ²)	£/m ² annual rental indications
LARGE RETAIL EXAMPLES			
UNIT 1, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	RETAIL WAREHOUSE AND PREMISES	324.1	£223
UNIT 2, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT, TN13 2DN	RETAIL WAREHOUSE AND PREMISES	240.98	£166
UNIT 1, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DH	RETAIL WAREHOUSE AND PREMISES	2397.45	£190
UNIT 2, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DH	RETAIL WAREHOUSE AND PREMISES	924.3	£210
UNIT 3, OTFORD ROAD, SEVENOAKS, KENT, TN14 5DH	RETAIL WAREHOUSE AND PREMISES	610.75	£210
UNIT A, RIVERSIDE RETAIL PARK, OLD OTFORD ROAD, SEVENOAKS, KENT, TN14 5DE	RETAIL WAREHOUSE AND PREMISES	3907.72	£175
UNIT B, RIVERSIDE RETAIL PARK, OLD OTFORD ROAD, SEVENOAKS, KENT, TN14 5DE	RETAIL WAREHOUSE AND PREMISES	696.94	£225
UNIT C, RIVERSIDE RETAIL PARK, OLD OTFORD ROAD, SEVENOAKS, KENT, TN14 5EW	RETAIL WAREHOUSE AND PREMISES	621.1	£225

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DRAFT

COMMUNITY INFRASTRUCTURE LEVY:

INFRASTRUCTURE PLAN

FEBRUARY 2013

Agenda Item 5h

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Background

- 1.1 This infrastructure plan supports the consultation on the Draft Community Infrastructure Levy (CIL) Charging Schedule for Sevenoaks District. It has been prepared through engagement with local infrastructure providers (including internal SDC stakeholders) and town and parish councils.
- 1.2 The Community Infrastructure Levy (CIL) is a locally set standard charge that can be applied to new development to fund infrastructure. It is calculated in £ per sq m of new development. In order to charge CIL, charging authorities must prepare a Charging Schedule. Sevenoaks District Council is the charging authority for Sevenoaks District.
- 1.3 The infrastructure plan considers the new services and infrastructure that are considered, by infrastructure providers, to be required to support the level of planned development in the District in the LDF Core Strategy (February 2011). The Core Strategy proposes the scale and distribution of development that will be brought forward in the District to meet a target for 3,300 new dwellings to be accommodated in the period 2006-2026. An assessment of the infrastructure required to support the development proposed in the District was carried out during the preparation of the Core Strategy and the conclusions were set out in the Infrastructure Delivery Plan Schedule (appendix 4 of the Core Strategy). Policy SP9 of the Core Strategy allows the Council to require developers to provide or contribute towards new or improved infrastructure where development creates a requirement for it. This document presents an updated assessment of the infrastructure requirements.
- 1.4 In preparing infrastructure plans to support CIL Charging Schedules, it is recognised that it is difficult to predict the infrastructure that is required with a high degree of certainty. The guidance and legislation on CIL does not require SDC to commit funding to projects identified in this document once CIL has been adopted. The Council will have the flexibility to spend CIL receipts on any infrastructure project that is considered to be a priority at the time, subject to it being required to support development of the area and it being included on the list of infrastructure types to be funded through CIL. In this way, the Council will be able to provide funding for infrastructure to support development in locations that is not currently anticipated.

Infrastructure

- 2.1 In accordance with the legislation (Section 216 of the Planning Act), CIL must be used to fund infrastructure to support the development of its area. CIL may be used to fund the provision, improvement, replacement, operation or maintenance of infrastructure.
- 2.2 The Planning Act identifies the types of infrastructure that should be considered for funding through CIL, although the list is not definitive. These are:

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- (a) roads and other transport facilities,
- (b) flood defences,
- (c) schools and other educational facilities,
- (d) medical facilities,
- (e) sporting and recreational facilities, and
- (f) open spaces.

The Council proposes that the following types of infrastructure should be funded through CIL:

- Transport schemes except for site-specific access improvements;
- Flood Defence schemes;
- Water quality schemes;
- Schools;
- Health and social care facilities;
- Police and emergency services facilities;
- Community facilities;
- Green infrastructure except for site-specific improvements or mitigation measures.

2.3 CIL should usually be used to provide contributions for infrastructure improvements that serve a wider area than just the specific development site or where more than 5 contributions will need to be pooled to deliver the new infrastructure or improvement. Site specific infrastructure will continue to be secured through planning obligations. The following is a list of the types of infrastructure that will be funded through planning obligations.

- Site specific access improvements (these could also be secured through s278 of the Highways Act 1980 in some circumstances);
- On-site open space, for example children's play areas;
- Site specific green infrastructure, including biodiversity mitigation and improvement;
- On-site crime reduction and emergency services infrastructure, for example CCTV or fire hydrants; and
- Site specific Public Rights of Way diversions or impact mitigation.

2.4 In addition, affordable housing provision and contributions will continue to be secured through planning obligations.

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

Local Development Framework and Development Proposed in Sevenoaks District

Local Development Framework

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

Development Proposed in Sevenoaks District

- 3.3 The adopted Sevenoaks District LDF Core Strategy plans for the development of 3,300 dwellings in the period 2006-2026. SDC’s most recent [Annual Monitoring Report](#) sets out the housing land supply position within the District at 31 March 2012, which is summarised below.

	Sevenoaks Urban Area	Swanley	Edenbridge	Rest of District	District Total
Housing completions at 31/03/12	241	143	272	704	1360
Extant permissions at 31/03/12 ¹	715	38	39	177	970
Identified Sites	206	376	20	277	879
Forecast Windfalls	198	36	72	126	432
Total forecast new dwellings	1360	593	403	1284	3640*

* Subject to rounding.

1360 additional dwellings had been completed in the period 2006-2012. A further 970 additional dwellings have extant planning consent. To meet the remaining requirement, the Council has identified the potential for 879 dwellings to be developed on sites identified in the Strategic Housing Land Availability Assessment which are consistent with strategic Core Strategy policies and forecasts the development of 432 dwellings on small, as yet

¹ This figure is subject to a non-implementation rate of 10% on sites under 0.2 ha and 4% on sites of 0.2 ha and over. These rates are based on previously identified trends.

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unidentified, sites from year 6 of the housing trajectory. This will mean that the Council will have a sufficient supply of new housing to meet or exceed the Core Strategy requirement of 3,300 dwellings.

- 3.4 The numbers of additional dwellings that are expected to be permitted and developed in the period to 2026 by the housing trajectory in the 2012 Annual Monitoring Report are:

Sevenoaks Urban Area	404
Swanley	412
Edenbridge	92
Rest of District	403
Total	1311

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

Population Forecasts

- 3.6 In most cases, the need for additional or improved infrastructure is likely to result from an increase in population as a result of development, rather than the increase in the number of dwellings itself.
- 3.7 Kent County Council's most recent strategy-based [demographic forecasts](#) predict that, on the basis of the number of dwellings remaining to be developed over the Core Strategy period in the District, the total population in Sevenoaks District will remain relatively static over the period 2026 (at approximately 115,000).
- 3.8 Where new infrastructure is required at the local level within the District or a specific new development, for example a new local play area, the requirement will be more closely related to the new population moving into the new development regardless of where they have moved from and of the impact of wider demographic changes.
- 3.9 Other organisations have taken different approaches to considering the impacts of development on population growth. SDC has reviewed these approaches and included schemes where it is considered that the approach is sufficient to give a broad indication of the infrastructure requirement. The Council will continue to require that sufficiently robust evidence of infrastructure requirements is presented to justify the release of CIL funding.

Infrastructure Planning

- 4.1 This infrastructure plan was developed following consultation with local infrastructure providers and town and parish councils between February and April 2012. All consultees were sent an information pack that explained the background to CIL, set out the level of development

expected to come forward in the District, set out the population forecasts and explained the information that the Council required in preparing a CIL Charging Schedule. In particular, information was requested on:

- What infrastructure projects are expected to be required;
- Why the infrastructure projects are required as a result of development;
- When the infrastructure projects are expected to be required; and
- The expected cost of delivering the infrastructure and the funding that is already committed to delivering it.

4.2 Information provided to the Council was reviewed and categorised into the three schedules that are set out in appendices A, B and C. These schedules are:

A) Potential Strategic Schemes for CIL Funding

- 4.3 These schemes are considered to be potentially strategically important in facilitating the scale and distribution of development proposed in the District in the LDF. This may be because these schemes have been identified as required in the Infrastructure Delivery Plan Schedule of the Core Strategy or the background evidence (such as the Open Space, Sport and Recreation Study) or because they are considered to generally support development in accordance with the Core Strategy and the Council's trajectory.
- 4.4 The infrastructure that CIL will be used to fund is dependent on where and when development comes forward in the District. Therefore, this list should be treated as purely indicative. Under the CIL guidance and legislation, CIL receipts can be used for other infrastructure projects to support development.
- 4.5 These schemes have been used to identify a funding gap, which the Council is required to show to justify the CIL charge. Therefore, only schemes that have been costed and where information on other committed funding has been provided have been included in this list. CIL receipts are unlikely to be available to fund these schemes in their entirety but may be able to form part of packages of funding to meet the identified funding gaps. In calculating the funding gap, the likely cost of providing the infrastructure required post-2014, when the CIL Charging Schedule is expected to be adopted, has been estimated by the Council.
- 4.6 More information on the background to the schemes identified in the list of strategic schemes is presented in appendix D.

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B) Potential local schemes for CIL funding

- 4.7 These schemes have predominately been identified by town and parish councils in their submissions to SDC. These schemes are considered to be locally important and provide an indication of the types of schemes that town and parish councils may provide through the 'meaningful proportion' of CIL transferred to them.
- 4.8 The lack of inclusion of these schemes in the schedule of potentially strategic schemes does not necessarily mean that town and parish councils will only be able to deliver these schemes using the CIL receipts paid directly to them. SDC may transfer additional funds to town and parish councils to deliver these schemes where they are considered priorities to support development and are in accordance with the list of types of projects to be funded through CIL (see para 2.2).
- 4.9 These schemes have not been taken into account in identifying the CIL funding gap because their delivery is considered to be dependent on development coming forward in the particular local area.
- 4.10 Town and parish councils will not be limited to spending CIL receipts on schemes identified in this schedule.

C) Other proposed schemes

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

Summary

Scheme Type	Lead Body	Cost	Committed Funding *	Funding Gap
Transport	Kent County	£1,980,000 -	£0	£2,055,000

Schemes, including Urban Traffic Management Control (UTMC) system for Sevenoaks and Implementation of selected routes from the Sevenoaks Cycling Strategy	Council	£2,130,000 (£2,055,000 assumed)		
Flood Defence and Water Quality Infrastructure, including flood defence scheme in Edenbridge	Environment Agency	£4,800,000	£1,200,000	£3,600,000
Schools, including primary and secondary in Sevenoaks and Swanley	Kent County Council	£6,005,000	£0	£6,005,000
Health Care, including improvements to existing facilities in Sevenoaks, Swanley and Edenbridge	NHS	£1,021,000	£0	£1,021,000
Community facilities, including improvements to libraries, community learning, social services and community development work to integrate new residents and SDC's youth zone scheme.	Kent County Council and Sevenoaks District Council	£1,993,000	£0	£1,993,000
Open Space,	Scheme-	£7,465,500	£3,501,000	£3,964,500

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Sport and Recreation, including the redevelopment of Whiteoak Leisure Centre, provision of outdoor 'Green Gyms', provision of allotments in Sevenoaks and Swanley and additional facilities or extensions to wildlife sites.	dependent, includes Sevenoaks District Council, Kent Wildlife Trust, Edenbridge Town Council and Sevenoaks Town Council			
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Total	£23,339,000	£4,701,000	£18,638,000
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* i.e. forecast Council Tax or Grant increase as a result of development, existing resources or revenue from redevelopment of other sites.

Status

4.13 In preparing a CIL Charging Schedule, SDC does not need to indicate the infrastructure that CIL receipts will be used to fund in advance. Instead, it simply needs to identify the types of infrastructure that may be required to support development and the additional funding that is required to deliver them. Therefore, the lists provided in appendices A, B and C of this document are purely indicative of the schemes that may be funded through CIL. These lists will continue to be reviewed as priorities change and more evidence is brought forward about the schemes suggested.

4.14 The lists of schemes have been produced following an initial period of consultation with infrastructure providers. Inclusion of schemes in the 'strategic priority' list does not guarantee that the Council will view them as a priority and make CIL funding available at the time that development comes forward. Infrastructure providers may be asked to provide evidence to justify a release of funds once CIL receipts are received.

4.15 Once the CIL Charging Schedule has been adopted, Local planning authorities can identify what infrastructure will be funded through CIL so that planning obligations can continue to be negotiated for other infrastructure. In order to do this, charging authorities can publish a list of infrastructure to which CIL will contribute on its website. This list is sometimes referred to as a Regulation 123 list. An indicative list of types of schemes to be funded through CIL needs to be set out at the time of the examination (see para 2.2, above). This does not commit the Council to funding individual projects identified in this plan.

Appendix A: Potential strategic schemes for CIL funding

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

Scheme	Location	Need for Scheme	Timescale	Lead Body	Cost	Funding Committed / Anticipated	Funding Gap	Source
Urban Traffic Management Control (UTMC)	Sevenoaks Town	To help alleviate congestion, monitor and improve air quality, including at existing Air Quality Management Areas, and monitor HGV traffic. Real time bus running information at key bus stops would also be provided through the scheme.	2014-2018	Kent County Council	£540,000 - £690,000 (£615,000 assumed)	£0	£615,000	KCC Highways response to CIL infrastructure consultation
Implementation of selected routes from the Sevenoaks District Cycling Strategy (note: these routes have been selected to give an indication of the cost of implementing the strategy and does not mean that other routes can not be funded through CIL)	<p><u>Route 1</u> - East-west route across northern Sevenoaks (£480K)</p> <p><u>Route 6</u> - North-south route connecting Otford and Sevenoaks - urban and leisure route (£600K)</p> <p><u>Route 7</u> - Link between the Sevenoaks Railway Station and town centre (£120K)</p> <p><u>Route 13</u> - Link from existing London Road, Swanley, cycle lane to the town centre</p> <p><u>Route 14 and 15</u> - Route connecting Swanley town centre to Swanley Railway station.</p> <p><u>Route 19</u> - Link to Swanley Station from High Street (£240K for 3 Swanley schemes)</p>	To enable more people to cycle more safely in the district so as to encourage a shift towards more sustainable transport choices, therefore reducing congestion and poor air quality, and healthy leisure activities.	2014-2018	Kent County Council	£1,440,000	£0	£1,440,000	KCC Highways response to CIL infrastructure consultation
Community fund to support local regeneration projects in Swanley	Swanley	To ensure that new development in Swanley contributes to the regeneration priorities in the town.	2014 - onwards	Sevenoaks District Council and partners	£201,066 (based on £500 per dwelling over period 2014 - 2026)	£0	£201,066	SDC Core Strategy and Draft Developer Contributions SPD
Identification, design and construction of schemes to reduce the impact of pollution from surface water outfalls on water quality in the District.	Sevenoaks District	To address problem surface water outfalls in Sevenoaks District that impact on surface water quality.	2015	Environment Agency	£300,000	£200,000 The EA suggests that no less than one third should be funded by CIL or s106 contribution.	£100,000	Environment Agency response to CIL infrastructure consultation

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Edenbridge Flood Alleviation Scheme	Edenbridge	To reduce flood risk in Edenbridge	Unknown	Environment Agency	£4,500,000	£1,000,000 estimated from Flood Defence Grant in Aid	£3,500,000	Environment Agency response to CIL infrastructure consultation
Provision of new allotments in Edenbridge	Edenbridge (North and East ward)	Proposal by Edenbridge Town Council to resolve a deficiency identified in the Open Space, Sport and Recreation Study.	2012 - onwards	Edenbridge Town Council	£8,000 - £10,000 (£9,000 assumed)	£1,000	£8,000	Edenbridge Town Council response to CIL infrastructure consultation
Improvements to existing nature reserves in Sevenoaks District (Darent Triangle Living Landscape)	North of Sevenoaks District (including Sevenoaks Wildlife Reserve; Fackenden Down, Shoreham; Kemsing Down; and Polhill Bank)	To provide improved access to natural and semi natural green space for increased population in Sevenoaks District.	2012 - onwards	Kent Wildlife Trust	£156,000 (over period 2014 - 2026)	£0	£156,000	Kent Wildlife Trust response to CIL infrastructure consultation
Improvements to existing nature reserves in Sevenoaks District (Sevenoaks Living Landscape Project)	South of Sevenoaks District (including Sevenoaks Common and Bough Beech Nature Reserve)	To provide improved access to natural and semi natural green space for increased population in Sevenoaks District.	2012 - onwards	Kent Wildlife Trust	£130,000 (over period 2014-2026)	£0	£130,000	Kent Wildlife Trust response to CIL infrastructure consultation
Capacity expansion at Edenbridge Primary School	Edenbridge Primary School	To provide an increased number of primary school places required as a result of new development.	2012 - onwards	Kent County Council	£229,785 (over period 2014-2026)	£0	£229,785	Kent County Council response to CIL infrastructure consultation
Capacity expansion at Hartley, New Ash Green and surrounding area primary schools	North of Sevenoaks District	To provide an increased number of primary school places required as a result of new development.	2012 - onwards	Kent County Council	£313,351 (over period 2014-2026)	£0	£313,351	Kent County Council response to CIL infrastructure consultation
Capacity expansion at primary schools in 'rural' Sevenoaks District	Rural areas of Sevenoaks District	To provide an increased number of primary school places required as a result of new development.	2012 - onwards	Kent County Council	£396,047 (over period 2014-2026)	£0	£396,047	Kent County Council response to CIL infrastructure consultation
Capacity expansion at primary schools in Sevenoaks Urban Area	Sevenoaks Urban Area	To provide an increased number of primary school places required as a result of new development.	2012 - onwards	Kent County Council	£180,304 (over period 2014-2026)	£0	£180,304	Kent County Council response to CIL infrastructure consultation
Capacity expansion at Swanley primary schools	Swanley	To provide an increased number of primary school places required as a result of new development.	2012 - onwards	Kent County Council	£858,900 (over period 2014-2026)	£0	£858,900	Kent County Council response to CIL infrastructure consultation
Capacity expansion at Knole Academy	Knole Academy	To provide an increased number of secondary school places required as a result of new development.	2012 - onwards	Kent County Council	£2,559,793 (over period 2014-2026)	£0	£2,559,793	Kent County Council response to CIL infrastructure consultation

Capacity expansion at Swanley secondary schools	Swanley	To provide an increased number of secondary school places required as a result of new development.	2012 – onwards	Kent County Council	£1,874,507 (over period 2014-2026)	£0	£1,874,507	Kent County Council response to CIL infrastructure consultation
Capacity expansion to meet the needs of secondary school pupils that are forecast to be required to travel out of the District	Sevenoaks District	To provide an increased number of secondary school places required as a result of new development.	2012 - onwards	Kent County Council	£1,225,705 (over period 2014-2026)	£0	£1,225,705	Kent County Council response to follow-up CIL infrastructure consultation
Family and Social Care facilities, including: - A Sevenoaks local hub; - Changing facility at Sevenoaks local hub; - Co-location with Health at Sevenoaks; - Changing facility at White Oak; - Changing facility at Gateway; - Sevenoaks integrated dementia day care centre at Dunton Green	Sevenoaks District	To ensure that family and social care services are able to meet the increased needs that result from development.	2020 – 2026	Kent County Council	£803,000	£0	£803,000	Kent County Council response to CIL Preliminary Draft Charging Schedule
Adult Social Services projects - Building community capacity and providing assistive technology	Sevenoaks District	To provide additional support to new clients of Adult Social Services moving into the District as a result of development.	2012 – onwards	Kent County Council	£11,520 (over period 2014-2026)	£0	£11,520	Kent County Council response to CIL infrastructure consultation
Libraries – District-wide book stock	Sevenoaks District	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£51,381 (over period 2014-2026)	£0	£51,381	Kent County Council response to CIL infrastructure consultation
Edenbridge Library – extended opening hours and additional staff	Edenbridge	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£10,590 (over period 2014-2026)	£0	£10,590	Kent County Council response to CIL infrastructure consultation
New Ash Green Library – extended opening hours and additional staff	New Ash Green	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£17,864 (over period 2014-2026)	£0	£17,864	Kent County Council response to CIL infrastructure consultation
Sevenoaks Library – extended opening hours and additional staff	Sevenoaks	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 – onwards	Kent County Council	£118,177 (over period 2014-2026)	£0	£118,177	Kent County Council response to CIL infrastructure consultation

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Mobile Library - extended opening hours and additional staff	Sevenoaks District	To provide additional library facilities to support new clients moving into the District as a result of development.	2012 - onwards	Kent County Council	£568 (over period 2014-2026)	£0	£568	Kent County Council response to CIL infrastructure consultation
Community learning - additional equipment, staffing and class room hours at adult education centres and through outreach	Sevenoaks District	To provide additional community learning facilities to support new clients moving into the District as a result of development.	2012 - onwards	Kent County Council	£41,632 (over period 2014-2026)	£0	£41,632	Kent County Council response to CIL infrastructure consultation
Improvements and extensions of existing primary health care facilities in Sevenoaks District.	Based on existing identified sites: <ul style="list-style-type: none"> • Sevenoaks: Town Medical Centre; • Swanley: A number of options identified, including Oaks and Cedars surgeries, Swanley; • Edenbridge: A number of options identified, including Edenbridge Surgery; • Rest of District: <ul style="list-style-type: none"> - Kent House Surgery (Longfield) - New Ash Green Surgery - Winterton Surgery (Westerham) 	To provide additional primary health care capacity to support development where it occurs.	2012 - onwards	NHS	£1,021,238 (over period 2014-2026)	£0	£1,021,238	NHS response to CIL infrastructure consultation
Increased provision of allotments in Sevenoaks town	Sevenoaks town	Proposal by Sevenoaks Town Council to resolve a deficiency identified in the Open Space, Sport and Recreation Study.	2012 - 2017	Sevenoaks Town Council	£5,500 (over period 2014 - 2026)	£0	£5,500	Sevenoaks Town Council response to infrastructure consultation
Redevelopment of Whiteoak Leisure Centre	Swanley	To provide modern sports and recreation facilities in Swanley.	Unknown	Sevenoaks District Council	£7,000,000	£3,500,000	£3,500,000	Internal SDC consultation.
Community development work to bring old and new communities together	Sevenoaks District	To integrate new residents into the community.	2014 - onwards	Sevenoaks District Council	£455,000	£0	£455,000	Internal SDC consultation.
Outdoor green gyms	Sevenoaks District	To provide sport and recreation facilities for new and existing residents.	2014 - onwards	Sevenoaks District Council	£165,000	£0	£165,000	Internal SDC consultation.
Replacement and/or additional Youth Zone vans	Sevenoaks District	To ensure that SDC is able to provide its youth services to new residents.	2014 - onwards	Sevenoaks District Council	£282,000	£0	£282,000	Internal SDC consultation.

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Total	£23,339,238	£4,701,000	£18,638,238
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Appendix B: Potential local schemes for CIL funding

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

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

Marsh Green Playground refurbishment	Marsh Green	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2020	Edenbridge Town Council	£45,000	£0	£45,000	Edenbridge Town Council response to CIL infrastructure consultation
Edenbridge Recreation Ground playground refurbishment	Edenbridge town	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2015	Edenbridge Town Council	£80,000	£0	£80,000	Edenbridge Town Council response to CIL infrastructure consultation
Spittals Cross playground refurbishment	Spittals Cross	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2013 - onwards	Edenbridge Town Council	£65,000	£0	£65,000	Edenbridge Town Council response to CIL infrastructure consultation
Stangrove Park (Edenbridge) playground refurbishment	Edenbridge town	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2012 & 2025	Edenbridge Town Council	£80,000	£0	£80,000	Edenbridge Town Council response to CIL infrastructure consultation
Replacement of street lights in the Edenbridge town council area	Edenbridge Town Council area	To maintain / replace 210 ageing street lights	2012 - onwards	Edenbridge Town Council	£420,000	£0	£420,000	Edenbridge Town Council response to CIL infrastructure consultation
BMX & Skate ramp improvements	Edenbridge Town Council area	Existing equipment is considered dated and not to provide stimulating or challenging activities for users.	2020	Edenbridge Town Council	£50,000	£0	£50,000	Edenbridge Town Council response to CIL infrastructure consultation
Development of a 'green' car park.	Oxford	To ameliorate overcrowding in the current parish car park and allow the full utilisation of the village halls and recreation grounds. To encourage visitors to the historic sites and the village shops.	Not identified	Oxford Parish Council	£90,000	£0	£90,000	Oxford Parish Council response to CIL Preliminary Draft Charging Schedule
Creation of a "toddlers" playground at Hale Lane	Oxford	To provide a much requested facility in an area remote of the village centre. To promote local identity and pride in the area.	Not identified	Oxford Parish Council	£68,000	£50,000	£18,000	Oxford Parish Council response to CIL Preliminary Draft Charging Schedule
Condition survey for the development of the Palace Tower and Palace Field as an historic asset	Oxford	To recognise an unrecognised site which was once larger than Hampton Court.	2012-2013	Oxford Parish Council	£5000	£2000	£3000	Oxford Parish Council response to CIL Preliminary Draft Charging Schedule

Prevention of further decay and erosion of the Palace Tower and Palace Field	Oxford	To improve an historic asset and enhance the conservation area.	2013-2020	Oxford Parish Council	£90,000	£0	£90,000	Oxford Parish Council response to CIL Preliminary Draft Charging Schedule
Improvements to the Stag Community Arts Centre	Sevenoaks town	To ensure audience development and the long term sustainability of the Stag	2012 – 2017	Sevenoaks Town Council	£300,000	£30,000	£270,000	Sevenoaks Town Council response to CIL infrastructure consultation
Improvements to Raleys Gymnasium	Sevenoaks town	Current facility is no longer fit for purpose and does not enable equal access	2012-2017	Sevenoaks Town Council	£1,000,000	£65,500	£934,500	Sevenoaks Town Council response to CIL infrastructure consultation
Sevenoaks Community Centre Redevelopment	Sevenoaks town	Current facility is not fit for purpose	2012-2022	Sevenoaks Town Council	£1,000,000	£0	£1,000,000	Sevenoaks Town Council response to CIL infrastructure consultation
Relocation of Sevenoaks Town Council offices	Sevenoaks town	To increase public footfall to enable Sevenoaks Town Council to offer an improved service level	2012-2022	Sevenoaks Town Council	£1,000,000	£0	£1,000,000	Sevenoaks Town Council response to CIL infrastructure consultation
Outdoor gym equipment on Oxford recreation ground	Oxford	To promote community health	2013-2014	Oxford Parish Council	£3,000 - £5,000	£0	£3,000 - £5,000	Oxford Parish Council response to CIL Preliminary Draft Charging Schedule
Acquisition of a youth centre	Oxford	To promote youth involvement in the community	2013-2020	Oxford Parish Council	£1,000,000	£0	£1,000,000	Oxford Parish Council response to CIL Preliminary Draft Charging Schedule
Skate park and zip wire	Oxford	To promote youth involvement	2013-2020	Oxford Parish Council	£20,000	£0	£20,000	Oxford Parish Council response to CIL Preliminary Draft Charging Schedule
A new burial ground in Hartley	Hartley	To ensure that sufficient burial plots are available in the future.	Required from 2018 onwards	Hartley Parish Council	£40,000	£0	£40,000	Hartley Parish Council response to CIL Preliminary Draft Charging Schedule
Refurbishment of Woodland Avenue Recreation Ground	Hartley	To upgrade the existing well used facility as existing equipment is dated and not stimulating or challenging for users	Unknown	Hartley Parish Council	£40,000	£0	£40,000	Hartley Parish Council response to CIL Preliminary Draft Charging Schedule

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

Appendix C: Other proposed schemes

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

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

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

Railway Bridge widening in Edenbridge	Edenbridge	To improve HGV access to Edenbridge from the north.	Unknown	Edenbridge Town Council	Unknown	Unknown	Edenbridge Town Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (Network Rail) that has not raised a need for CIL funding for this project or a commitment to deliver it.
River Darent Strategy	River Darent Catchment	To prepare a long term flood management strategy for the River. The strategy will include a costed investment program to implement the North Kent Rivers Catchment Flood Management Plan.	Initial Assessment underway. Actions will be for 5-50 years.	Environment Agency	Schemes not yet identified.	EA funding committed for strategy	Environment Agency response to CIL infrastructure consultation	Schemes not yet identified. EA funding for developing the strategy is committed.
Improvements to stillwater and river fisheries	Sevenoaks District	There are options for enhancements of the facilities e.g. for disabled anglers and of the aquatic environment for which CIL funding would be useful.	Unknown	Environment Agency	Unknown	Unknown	Environment Agency response to CIL Preliminary Draft Charging Schedule	Costed schemes need to be developed.
Refurbishment of Hartley Village Hall	Hartley	To upgrade existing facilities	Unknown	Hartley Parish Council	Unknown	Unknown	Hartley Parish Council response to CIL Preliminary Draft Charging Schedule	A costed scheme needs to be developed.
Sewer improvements in Birsewood Road, Rectory Meadow and Northfield Hall in Hartley)	Hartley	To improve the existing problematic sewerage system	Unknown	Hartley Parish Council	Unknown	Unknown	Hartley Parish Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (the wastewater company) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Sewerage and surface water drains in Hextable	College Road, Hextable	To support any development on the Birchwood School site and a new toilet block on Swanley Park.	Unknown	Hextable Parish Council	Unknown	Unknown	Hextable Parish Council response to CIL infrastructure consultation	Requires delivery by another organisation (local water / waste water company) that has not raised a need for CIL funding for this project or a commitment to deliver it. Currently there are no development proposals for the Birchwood School Site or Swanley Park being considered through the LDF.
Replacement of overhead electricity and telecoms cables on wooden poles with cables underground	Hextable	To prevent loss of connections caused when wooden poles are damaged by weather or accident. This is needed to support business in the village.	Unknown	Hextable Parish Council	Unknown	Unknown	Hextable Parish Council response to CIL infrastructure consultation	Requires delivery by other organisations (electricity and telecoms companies) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Replacement of Kemsing Village Car Park	Kemsing	In the event of the existing car park, at the rear of the former Wheatsheaf Public House, being lost as a result of redevelopment of the site, the car park will need to be replaced in another location.	Unknown	Kemsing Parish Council	Unknown	£0	Kemsing Parish Council response to CIL infrastructure consultation	A costed scheme needs to be developed.

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Redevelopment of former chicken farm to provide new dwellings and mitigation of traffic impacts.	Former Chicken Farm, Shorehill Lane, Knatts Valley, Kemsing	The parish council consider the former chicken farm to potentially represent a health hazard. Any additional properties on the site would result in an increase in traffic on the adjoining roads.	Unknown	Kemsing Parish Council	Unknown	Unknown	Kemsing Parish Council response to CIL infrastructure consultation	Funding residential redevelopment is not a legitimate use of CIL. Highways improvements would best be considered at the time of any planning application.
Investment in sewerage system in Kemsing	Kemsing Parish	To ensure that the sewerage system in Kemsing is able to cope with the extra load placed on it by any development that occurs.	Unknown	Kemsing Parish Council	Unknown	Unknown	Kemsing Parish Council response to CIL infrastructure consultation	Requires delivery by another organisation (local wastewater company) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Build a new primary school on the outskirts of Otford with provision for staff cars.	Otford	To help alleviate congestion in the High Street and in the village car park. Provision of a larger school to facilitate the growing school roles	2014-2018	Otford Parish Council	£4,000,000	£0	Otford Parish Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it. However, it should be noted that KCC has raised a need for funding for additional primary school places across Sevenoaks District and this scheme could be a means of delivering local provision with KCC funding covering the remainder of the cost.
Traffic calming by use of "shared space" delineated by block paving.	Otford	To reduce the speed of traffic in the High Street and enable pedestrians to have a broader route.	2014-2018	Otford Parish Council	Not yet costed	£0	Otford Parish Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Building of retirement homes for long term aging Otford population.	Otford	The Otford Parish Plan identified a need of residents who wished to down-size and remain within the community. This would free up larger homes for expanding families.	2012-2014	Otford Parish Council	£2,000,000	£0	Otford Parish Council response to CIL Preliminary Draft Charging Schedule	Any development of retirement housing is likely to be profitable and undertaken by a private developer. The scheme is, therefore, not considered to be an appropriate use of CIL.
Re-instate road and drains in Tudor Drive and Crescent	Otford	The roads are on a steep gradient and poor drainage has caused undermining and subsidence	2013-2014	Otford Parish Council	£900,000	£0	Otford Parish Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (KCC and/or the local wastewater company) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Speed reduction schemes on the Shoreham Road into Otford	Otford	To reduce speed of traffic to the prescribed limits to increase pedestrian safety on a road which has no pavement over a high proportion of its length	2013-2014	Otford Parish Council	£25,000	£0	Otford Parish Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Siting of a Speed Indicator Device in Pilgrims Way East together with width and weight restriction signs.	Otford	To reduce speed and size of traffic in a narrow road with no footways	2013-2014	Otford Parish Council	£50,000	£0	Otford Parish Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (KCC) that has not raised a need for CIL funding for this project or a commitment to deliver it.

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District-wide green infrastructure improvements, including access to natural green space; allotment provision; infrastructure identified in the local Public Rights of Way improvement plan; infrastructure identified by any Local Nature Partnerships or BAP projects; infrastructure identified in any AONB management plans; infrastructure identified in any Green Infrastructure strategies; and other community aspirations	Sevenoaks District	To ensure that the Council can plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, in accordance with para 114 of the NPPF	2014-2026	Natural England	Unknown	Unknown	Natural England response to CIL Preliminary Draft Charging Schedule	Specific projects need to be identified and costed in order that they can be included with the CIL Infrastructure Plan. Projects that would contribute to meeting this identified need have been proposed by town and parish councils, Kent Wildlife Trust and the North West Kent Countryside Partnership. Some of these projects have been included in appendices A and B.
Sevenoaks youth workers / youth café	Sevenoaks town	Project to benefit young people aged 11 to 18 in Sevenoaks and the surrounding areas.	Ongoing	Sevenoaks Town Council	£155,000 capital & £61,000pa revenue	£155,000 capital & £61,000pa revenue	Sevenoaks Town Council response to CIL infrastructure consultation	Response appears to suggest that scheme currently has sufficient funding committed to it. Could be a local priority scheme if additional funding is required.
Improvements to pavements within Sevenoaks town	Sevenoaks town	New development in the area is considered to be likely to place a greater strain on key pedestrian routes through the town. Increased investment in maintenance is required.	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC Highways) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Improvements to 'gateways' into the town	Sevenoaks town	To resolve increased strain on access routes into the town as the population increases	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including KCC Highways) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Improved transport links to local health facilities, particularly the new hospital at Pembury	Sevenoaks town	Investment is required to ensure new and existing residents are able to reach health facilities at a reasonable cost	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including KCC Highways and Transportation and bus operators) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Improved signage throughout the town	Sevenoaks town	To remove ambiguous and outdated signs to aid residents in navigating the town	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including KCC Highways) that have not raised a need for CIL funding for this project or a commitment to deliver it.

Decking of car parks within the town, including at Sevenoaks Station and library	Sevenoaks town	To reduce the strain that new development will place on car parking within the town	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL infrastructure consultation	Requires delivery by other organisations (including Network Rail and Sevenoaks District Council) that have not raised a need for CIL funding for this project or a commitment to deliver it.
Improvements to museum space, galleries and performance art	Sevenoaks District	Improvement to cultural facilities	Unknown	Sevenoaks Town Council	Unknown	Unknown	Sevenoaks Town Council response to CIL Preliminary Draft Charging Schedule	Costed schemes need to be developed.
Regeneration of Swanley Town Centre	Swanley Town Centre	To bring new employment to the area and to increase the prosperity of the town. Improvements to the road layout would also improve congestion and air quality issues.	Unknown	Swanley Town Council	Unknown	Unknown	Swanley Town Council response to CIL infrastructure consultation	Funding the redevelopment of Swanley Town Centre is not a legitimate use of CIL. However, any development brought forward by the landowner should result in some CIL receipts that could be used to secure improvements to infrastructure in and around the town centre. Highways improvements around the town centre could also be secured through an s106 or s278 agreement to be negotiated at the time of any planning application.
Investigate issues with and improve Swanley Park utilities and drainage improvements	Swanley	To investigate the foul drainage from New Barn Road properties to include Swanley Park and the potential to link with the proposals of Hextable Parish Council to extend the mains foul sewer in College Road	Unknown	Swanley Town Council	Unknown	Unknown	Swanley Town Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (the wastewater company) that has not raised a need for CIL funding for this project or a commitment to deliver it.
To provide new play equipment in Swanley Parks	Swanley	To provide larger play sites with sufficient play equipment and play value to service an area or neighbourhood	Unknown	Swanley Town Council	Unknown	Unknown	Swanley Town Council response to CIL Preliminary Draft Charging Schedule	A costed scheme needs to be developed.
Provision of surface drainage to Goldsel Road	Swanley	Goldsel Road floods during heavy rainfall and requires full and proper investigation and an improved engineered solution with connection to storm water drains linking to the balancing pond at London Road. The site at Hilda May Avenue at the junction of London Road is also affected by flooding in heavy rainfall and the provision of surface drainage should also be considered here.	Unknown	Swanley Town Council	Unknown	Unknown	Swanley Town Council response to CIL Preliminary Draft Charging Schedule	Requires delivery by another organisation (the wastewater company) that has not raised a need for CIL funding for this project or a commitment to deliver it.
Provision of more public car parking in Westerham	Northern and western Westerham	To support development and a changing population profile.	Unknown	Westerham Parish Council	Unknown	Unknown	Westerham Parish Council response to CIL infrastructure consultation	Costed schemes need to be developed.

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Provision of a day care facility, with NHS doctors support, for the elderly in Westerham	Westerham	To support development and a changing population profile.	Unknown	Westerham Parish Council	£500,000	Unknown	Westerham Parish Council response to CIL infrastructure consultation	Requires the involvement of other agencies. It is not clear that these are signed up to the project.
Pelican crossing on the Old London Road, Westerham	Old London Road, Westerham	To support development and a changing population profile.	Unknown	Westerham Parish Council	Unknown	Unknown	Westerham Parish Council response to CIL infrastructure consultation	Requires delivery by another organisation (KCC Highways) that has not raised a need for CIL funding for this project or a commitment to deliver it. The need for this scheme should be considered through an s106 or s278 agreement linked to the development of the old school site (if acceptable) on London Road.
Additional recreation spaces	Sevenoaks District	To provide sport and recreation facilities.	Unknown	Sevenoaks District Council	Unknown	Unknown	Sevenoaks District Council Internal Consultation	Town and parish councils to be given the first opportunity to identify projects to address any perceived shortages in recreation spaces.

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Appendix D: Further information in support of 'potential strategic schemes for CIL funding' list

Urban Traffic Management Control (UTMC)

Location: Sevenoaks Town

Description: A system that allows for more efficient use of the road network through the collation of information on traffic movements, for example, and the ability to share this information on variable message signs and take actions as a result of it, for example changing the phasing on traffic lights. The UTMC can be linked to the county's traffic management centre (TMC) so that information and actions can be made in real-time and in a non-automated manner. The UTMC could also be linked to air quality monitoring equipment and used to monitor HGV traffic. It could also include real time bus running information.

Responsible organisation: Kent County Council

Relationship to development: The UTMC will allow for more efficient use of the road network and should, therefore, reduce the congestion in Sevenoaks town that may otherwise be exacerbated by development. The development of the UTMC would be a cost-effective means of improving capacity without the construction of additional roads or lanes.

Opportunities to develop a similar scheme in Swanley will also be considered.

Included in Core Strategy Infrastructure Delivery Plan Schedule: Yes (scheme 1.7).
More detail on timescale now provided.

Estimated Timescale: 2014-2018

Estimated cost: £540,000 to £690,000 estimated by KCC on the basis of proposals elsewhere in the county.

Committed funding: Currently no funding is allocated to this project. Given KCC's reduced budget for transport improvements and its approach of directing funding to growth areas and east Kent (as set out in the Local Transport Plan), it is unlikely that significant funding will come forward for this scheme.

Funding gap: Assumed to be £615,000.

Implementation of routes from the Sevenoaks District Cycling Strategy

Location: Sevenoaks Town (and surrounding area) and Swanley:

- Route 1 – East-west route across northern Sevenoaks (£480K)
- Route 6 – North-south route connecting Otford and Sevenoaks - urban and leisure route (£600K)
- Route 7 – Link between the Sevenoaks Railway Station and town centre (£120K)
- Route 13 – Link from existing London Road, Swanley, cycle lane to the town centre
- Route 14 and 15 – Route connecting Swanley town centre to Swanley Railway station.
- Route 19 – Link to Swanley Station from High Street (£240K for 3 Swanley schemes)

Note: the locations and routes have been chosen to give an indication of the costs of implementing the Cycling Strategy and are considered to be routes likely to support new development.

Description: The Cycling Strategy seeks to improve cycling facilities in the District by signing cycle routes along quiet roads and converting suitable footpaths so that they can be used by cyclists.

Responsible organisation: Kent County Council

Relationship to development: The Cycling Strategy forms part of a wider strategy to encourage use of sustainable modes of transport to reduce the need to travel by car, which is consistent with the Core Strategy and Transport Strategy. Therefore, implementation of the Cycling Strategy should make a contribution to limiting the increase in traffic that may result from new development as well as the additional pollution that this may cause, especially in Air Quality Management Areas.

Included in Core Strategy Infrastructure Delivery Plan Schedule? Yes (scheme 1.9). More information has been provided on locations of routes and costs, following the preparation of the Cycling Strategy.

Estimated Timescale: 2014-2018

Estimated cost: £1,440,000 calculated based on standard costs per m² for installing cycle routes (2.5m wide blacktop path with kerbs and edgings = £151/m; 2.5m wide path with edgings (existing kerbs) = £119/m)

Committed funding: No funding is currently allocated to this project. Given KCC's reduced budget for transport improvements and its approach of directing funding

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to growth areas and east Kent (as set out in the Local Transport Plan), it is unlikely that significant funding will come forward to implement this scheme in its entirety. However, funding from KCC (or another source) will be needed if these schemes are to be delivered.

Funding gap: Assumed to be £1,440,000

Community Fund to support local regeneration projects in Swanley

Location: Swanley

Description: Implementation of the Core Strategy proposal to introduce a fund to support the regeneration of Swanley. The aim of the Swanley Community Fund is to promote and enhance community cohesion between residents of the existing and proposed developments and to empower existing residents to access the employment opportunities that new commercial developments will bring. The Council proposes to use the funding to 'signpost' residents of new development to community cohesion projects and training programmes by providing additional dedicated time of a Community Development Worker.

Responsible organisation: Sevenoaks District Council

Relationship to development: Supports the regeneration of Swanley, which is identified as a key priority for the Council in the LDF Core Strategy. The scheme responds to the conclusion of the Sustainability Appraisal, which recommends that new development in Swanley should do more to support the regeneration of the town.

Included in Core Strategy Infrastructure Delivery Plan Schedule? Yes (scheme 1.4). Cost updated following the work on the Draft Developer Contributions SPD.

Estimated Timescale: 2014-2026

Estimated cost: Approximately £201,000 (based on £500 per dwelling over period 2014 – 2026)

Committed funding: No funding is currently allocated to this project.

Funding gap: Approximately £201,000

Schemes to reduce the impact of pollution from surface water outfalls on water quality

Location: Sevenoaks District

Description: Identification, design and construction of schemes to reduce the impact of pollution from surface water outfalls on water quality in the District.

Responsible organisation: Environment Agency

Relationship to development: The scheme will address problem surface water outfalls in Sevenoaks District that impact on surface water quality. This would help to offset any impacts of increasing urbanisation, which may lead to increased surface water run off and, therefore, increased pollution.

Included in Core Strategy Infrastructure Delivery Plan Schedule? No. Information on the scheme was provided during the request for evidence for the preparation of the Charging Schedule.

Estimated Timescale: 2015

Estimated cost: £300,000. This is based on the estimated cost for a similar project currently taking place on the River Cray.

Committed funding: No funding is currently allocated to this project. However, a number of potential funding partners are identified. The EA suggests that no less than one third should be funded by CIL or s106 contributions.

Funding gap: £100,000

Edenbridge Flood Alleviation Scheme

Location: Edenbridge

Description: A scheme to reduce the risk of the River Eden flooding in Edenbridge. A decision on the scheme to be taken forward is yet to be made and the Environment Agency is still considering a number of options. The estimated cost is based on a scheme to replace the existing bridge over the River Eden at the southern end of the High Street with a bridge that would not block to the flow of the river during 1 in 100 year flood events. The Environment Agency currently considers this to be the only economically viable option.

Responsible organisation: Environment Agency

Relationship to development: The scheme will reduce the risk of flooding in the existing flood risk zones and reduce the possibility of the flood risk zones extending to cover more of Edenbridge, as a result of climate change or greater urbanisation. The relationship to development will depend on where development

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occurs in Edenbridge. However, it is considered that all new development in Edenbridge, whether in a flood zone or not, will benefit in some way from a scheme that reduces the flood risk to key roads, businesses, shops and services.

Included in Core Strategy Infrastructure Delivery Plan Schedule? No. The EA raised the potential need for improvements following the completion of the Darent and Middle Medway Strategies but no information was available on the schemes at that stage.

Estimated Timescale: Currently unknown. This is likely to depend on the scheme that is chosen.

Estimated cost: The scheme that the EA currently considers to be the most cost-effective would cost an estimated £4,500,000.

Committed funding: No funding is currently allocated to this project. However, the EA estimates that approximately £1,000,000 may be available from Flood Defence Grant in Aid, based on the Partnership Funding Calculator.

Funding gap: £3,500,000.

Provision of new allotments in Edenbridge

Location: Edenbridge

Description: Provision of new allotments to meet an increased demand from new residents and to resolve existing shortages.

Responsible organisation: Edenbridge Town Council

Relationship to development: Will resolve a forecast deficiency identified in the Open Space, Sport and Recreation Study. The scheme will allow sufficient access to new allotments for residents moving into new developments in Edenbridge.

Included in Core Strategy Infrastructure Delivery Plan Schedule? Yes (scheme 6.3). More information now provided on the likely cost of the scheme.

Estimated Timescale: 2012 onwards.

Estimated cost: £8,000 - £10,000.

Committed funding: £1,000

Funding gap: Approximately £8,000

Improvements to existing nature reserves in the north of Sevenoaks District

Location: Wildlife reserves at Sevenoaks, Fackenden Down, Kemsing Down and Polhill Bank

Description: Additional expenditure on paths, signs and gates. Additional expenditure on staffing to ensure facilities are maintained. This will form part of the Darent Triangle project.

Responsible organisation: Kent Wildlife Trust.

Relationship to development: To provide improved facilities for new residents moving into Sevenoaks District as a result of new development. The schemes will contribute towards improving the quality and accessibility of natural and semi-natural green space, as recommended by the Open Space, Sport and Recreation Study.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: Yes (scheme 6.4). More specific detail on the schemes proposed to improve the green infrastructure network has been made available.

Estimated Timescale: 2014 onwards.

Estimated cost: £156,000

Committed funding: No funding is currently allocated to this project.

Funding gap: £156,000

Improvements to existing nature reserves in the south of Sevenoaks District

Location: Sevenoaks Commons and Bough Beech Nature Reserve

Description: Management and restoration of Sevenoaks Common and improve access for pedestrians and horse riders alike. Provide an extension to Bough Beech Nature reserve and provide a new circular walk and habitat enhancement. Both schemes are part of the Sevenoaks Living Landscape Areas project.

Responsible organisation: Kent Wildlife Trust

Relationship to development: Funding is sought to cover additional work created by increased footfall in order to maintain a rich attractive and pleasant environment for Wildlife and people alike. The schemes will contribute towards

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improving the quality and accessibility of natural and semi-natural green space, as recommended by the Open Space, Sport and Recreation Study.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: Yes (scheme 6.4). More specific detail on the schemes proposed to improve the green infrastructure network has been made available.

Estimated Timescale: 2014 onwards

Estimated cost: £130,000

Committed funding: No funding is currently allocated to this project.

Funding gap: £130,000

Capacity expansion at Edenbridge Primary School

Location: Edenbridge Primary School

Description: Provision of additional or enlarged class rooms and associated facilities at Edenbridge Primary School.

Responsible organisation: Kent County Council

Relationship to development: To provide additional primary school places to meet the increased demand as a result of new development in Edenbridge.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified a need for additional primary school places only in Sevenoaks and Swanley during the preparation of the Core Strategy. This requirement has been identified following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £230,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £230,000

Capacity expansion at primary schools in Hartley and New Ash Green and the surrounding area

Location: North of Sevenoaks District

Description: Provision of additional or enlarged class rooms and associated facilities at primary schools in the areas where development occurs.

Responsible organisation: Kent County Council

Relationship to development: To provide additional primary school places to meet the increased demand as a result of new development in the north of the District.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified a need for additional primary school places only in Sevenoaks and Swanley during the preparation of the Core Strategy. This requirement has been identified following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £313,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £313,000.

Capacity expansion in 'rural' areas of Sevenoaks District

Location: 'Rural' areas of Sevenoaks District. KCC define 'Sevenoaks Rural' as the following wards:

- Brasted, Chevening and Sundridge;
- Cowden and Hever;
- Crockenhill and Well Hill;
- Eynsford;
- Farningham, Horton Kirby and South Darenth;
- Fawkham and West Kingsdown;
- Halstead, Knockholt and Badgers Mount;
- Kemsing;
- Leigh and Chiddingstone Causeway;
- Otford and Shoreham;

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- Penshurst, Fordcombe and Chiddingstone;
- Seal and Weald;
- Westerham and Crockenhill.

Description: Provision of additional or enlarged class rooms and associated facilities at primary schools in the areas where development occurs.

Responsible organisation: Kent County Council

Relationship to development: To provide additional primary school places to meet the increased demand as a result of new development in 'rural' areas of the District.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified a need for additional primary school places only in Sevenoaks and Swanley during the preparation of the Core Strategy. This requirement has been identified following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £396,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026

Funding gap: Approximately £396,000

Capacity expansion at primary schools in Sevenoaks Urban Area

Location: Sevenoaks Urban Area

Description: Provision of additional or enlarged class rooms and associated facilities at primary schools in the areas where development occurs.

Responsible organisation: Kent County Council

Relationship to development: To provide additional primary school places to meet the increased demand as a result of new development in Sevenoaks Urban Area.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: Yes (scheme 2.1). KCC identified a need for additional primary school places in Sevenoaks

during the preparation of the Core Strategy. More information on the cost and timing of the scheme has been provided following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £180,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026

Funding gap: Approximately £180,000.

Capacity expansion at Swanley primary schools

Location: Swanley

Description: Provision of additional or enlarged class rooms and associated facilities at primary schools in the areas where development occurs.

Responsible organisation: Kent County Council

Relationship to development: To provide additional primary school places to meet the increased demand as a result of new development in Swanley.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: Yes (scheme 2.1). KCC identified a need for additional primary school places in Swanley during the preparation of the Core Strategy. More information on the cost and timing of the scheme has been provided following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £859,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £859,000.

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Capacity expansion at Knole Academy

Location: Sevenoaks Urban Area

Description: Provision of additional or enlarged class rooms and associated facilities at Knole Academy to provide additional capacity.

Responsible organisation: Kent County Council

Relationship to development: To provide additional secondary school places to meet the increased demand as a result of new development in Sevenoaks District.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC did not identify a need for additional secondary school places during the preparation of the Core Strategy. This requirement has been identified following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need over the period 2007-2026 (19 years). Cost estimated on the basis of the financial years 2014/15 to 2025/26 (12 years).

Estimated cost: Approximately £1,617,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026. KCC identify this requirement as resulting from new development.

Funding gap: Approximately £1,617,000

Capacity expansion at Swanley secondary schools

Location: Swanley

Description: Provision of additional or enlarged class rooms and associated facilities at Swanley secondary schools to provide additional capacity.

Responsible organisation: Kent County Council

Relationship to development: To provide additional secondary school places to meet the increased demand as a result of new development in Sevenoaks District.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC did not identify a need for additional secondary school places during the preparation of the Core Strategy. This requirement has been identified following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need over the period 2007-2026 (19 years). Cost estimated on the basis of the financial years 2014/15 to 2025/26 (12 years).

Estimated cost: Approximately £1,184,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026. KCC identify this requirement as resulting from new development.

Funding gap: Approximately £1,184,000

Capacity expansion at secondary schools to provide for pupils that are forecast to be required to travel out of the District

Location: Schools serving Sevenoaks District (Note: this need could be met through the provision of additional school places in Sevenoaks District, for example through provision of selective school places, or through increased school places in Tonbridge or Tunbridge Wells).

Description: Provision of additional or enlarged class rooms and associated facilities at secondary schools to provide additional capacity.

Responsible organisation: Kent County Council

Relationship to development: To provide additional secondary school places to meet the increased demand as a result of new development in Sevenoaks District.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC did not identify a need for additional secondary school places during the preparation of the Core Strategy. This requirement has been identified following a more detailed review of KCC infrastructure needs during the preparation of the CIL Charging Schedule.

Estimated Timescale: Identified need over the period 2007-2026 (19 years). Cost estimated on the basis of the financial years 2014/15 to 2025/26 (12 years).

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Estimated cost: Approximately £1,226,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026. KCC identify this requirement as resulting from new development.

Funding gap: Approximately £1,226,000

Adult Social Services – A Sevenoaks Local Hub

Location: Sevenoaks Town

Description: Community resource from which a range of services can be delivered. Hubs may include an adult changing facility, assessment clinics and can be used for demonstrating assistive technology.

Responsible organisation: Kent County Council

Relationship to development: New development will result in additional demand upon social services that KCC is under a statutory obligation to meet but will not be able to fund without CIL funding.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: Yes. Hubs previously proposed for Sevenoaks, Swanley and Edenbridge (scheme 5.4).

Estimated Timescale: 2022-2026

Estimated cost: Approximately £357,565 (2022-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period. KCC identify this requirement as resulting from new development.

Funding gap: Approximately £357,565

Adult Social Services – Co-location with health services at Sevenoaks Local Hub

Location: Sevenoaks Town

Description: Co-location of social and health care staff to enable joint/single assessment, diagnosis and enablement services, This can be via new GP practices, new build health and social care centres.

Responsible organisation: Kent County Council

Relationship to development: New development will result in additional demand upon social services that KCC is under a statutory obligation to meet but will not be able to fund without CIL funding.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. However, a wider network of hubs and other care facilities (such as 'training for life' flats and supported living tenancies) was proposed.

Estimated Timescale: 2022-2026

Estimated cost: Approximately £58,763 (2022-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period. KCC identify this requirement as resulting from new development.

Funding gap: Approximately £58,763

Adult Social Services – Changing facilities at Sevenoaks Local Hub, White Oak and Edenbridge Gateway

Location: Sevenoaks District

Description: Adult changing facilities to enable full access to people with disabilities to key community buildings, such as libraries, gateways and leisure centres.

Responsible organisation: Kent County Council

Relationship to development: New development will result in additional demand upon social services that KCC is under a statutory obligation to meet but will not be able to fund without CIL funding. These facilities will enable people with disabilities to use facilities without such intensive levels of care.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. However, a wider network of hubs and other care facilities (such as 'training for life' flats and supported living tenancies) was proposed.

Estimated Timescale: 2022-2026

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Estimated cost: Approximately £119,496 (2022-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period. KCC identify this requirement as resulting from new development.

Funding gap: Approximately £119,496

Adult Social Services – Integrated Dementia Day Care Centre at Dunton Green

Location: Dunton Green

Description: Community facility to deliver 24hr integrated dementia care service including 'in-reach' and 'outreach' and respite care. With the growing aging population it was seen as important to have a building/space from which dementia services could be provided.

Responsible organisation: Kent County Council

Relationship to development: New development will result in additional demand upon social services that KCC is under a statutory obligation to meet but will not be able to fund without CIL funding.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: Yes. Scheme 5.3.

Estimated Timescale: 2022-2026

Estimated cost: Approximately £267,314 (2022-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period. KCC identify this requirement as resulting from new development.

Funding gap: Approximately £267,314

Adult Social Services - building community capacity and providing assistive technology

Location: Sevenoaks District

Description: Enhancement of local and community facilities which are essential for statutory and voluntary organisations to deliver services. These can be used for outreach work such as advice and information surgeries and assessment clinics. Providing assistive technology would enable people to stay for longer in their own homes, promoting independence and reducing the need for dedicated care facilities.

Responsible organisation: Kent County Council

Relationship to development: To provide additional support to new clients of Adult Social Services moving into the District as a result of development.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified the need for more substantial facilities to be provided during the preparation of the Core Strategy. The need for these facilities has been identified following the outputs of KCC's Integrated Infrastructure Funding Model, which seeks to identify innovative and pragmatic schemes to meet KCC's infrastructure needs.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £12,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £12,000

Additional book stock for existing libraries

Location: Sevenoaks District

Description: Provision of additional books at existing libraries to ensure that they have sufficient stock per head of population.

Responsible organisation: Kent County Council

Relationship to development: To ensure that sufficient books per head of population are provided when local populations increase as a result of development.

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Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified the need for more substantial facilities to be provided during the preparation of the Core Strategy, such as the expansion of Sevenoaks, Swanley and Edenbridge libraries. The need for these facilities has been identified following the outputs of KCC's Integrated Infrastructure Funding Model, which seeks to identify innovative and pragmatic schemes to meet KCC's infrastructure needs.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £51,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £51,000

Extended opening hours and additional staff at Edenbridge Library

Location: Edenbridge

Description: Extension of opening hours and additional staff for a 5 year period. This will allow KCC to provide additional access to library facilities without increasing the physical capacity of library buildings. After the 5 year period, it is expected that other forms of funding will cover the additional costs.

Responsible organisation: Kent County Council

Relationship to development: Provision of additional access to library facilities for new residents moving into the area as a result of new development.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified the need for more substantial facilities to be provided during the preparation of the Core Strategy, such as the expansion of Sevenoaks, Swanley and Edenbridge libraries. The need for these facilities has been identified following the outputs of KCC's Integrated Infrastructure Funding Model, which seeks to identify innovative and pragmatic schemes to meet KCC's infrastructure needs.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £11,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £11,000

Extended opening hours and additional staff at New Ash Green Library

Location: New Ash Green

Description: Extension of opening hours and additional staff for a 5 year period. This will allow KCC to provide additional access to library facilities without increasing the physical capacity of library buildings. After the 5 year period, it is expected that other forms of funding will cover the additional costs.

Responsible organisation: Kent County Council

Relationship to development: Provision of additional access to library facilities for new residents moving into the area as a result of new development.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified the need for more substantial facilities to be provided during the preparation of the Core Strategy, such as the expansion of Sevenoaks, Swanley and Edenbridge libraries. The need for these facilities has been identified following the outputs of KCC's Integrated Infrastructure Funding Model, which seeks to identify innovative and pragmatic schemes to meet KCC's infrastructure needs.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £18,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £18,000

Extended opening hours and additional staff at Sevenoaks Library

Location: Sevenoaks Urban Area

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Description: Extension of opening hours and additional staff for a 5 year period. This will allow KCC to provide additional access to library facilities without increasing the physical capacity of library buildings. After the 5 year period, it is expected that other forms of funding will cover the additional costs.

Responsible organisation: Kent County Council

Relationship to development: Provision of additional access to library facilities for new residents moving into the area as a result of new development.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified the need for more substantial facilities to be provided during the preparation of the Core Strategy, such as the expansion of Sevenoaks, Swanley and Edenbridge libraries. The need for these facilities has been identified following the outputs of KCC's Integrated Infrastructure Funding Model, which seeks to identify innovative and pragmatic schemes to meet KCC's infrastructure needs.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £118,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £118,000

Extended opening hours and additional staff for the mobile library

Location: Sevenoaks District

Description: Extension of opening hours and additional staff for a 5 year period. This will allow KCC to provide additional access to library facilities without increasing the physical capacity of library buildings. After the 5 year period, it is expected that other forms of funding will cover the additional costs.

Responsible organisation: Kent County Council

Relationship to development: Provision of additional access to library facilities for new residents moving into the area as a result of new development.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified the need for more substantial facilities to be provided during the preparation of the Core Strategy, such as the expansion of Sevenoaks, Swanley and Edenbridge libraries. The need for these facilities has been identified following the outputs of KCC's Integrated Infrastructure Funding Model, which seeks to identify innovative and pragmatic schemes to meet KCC's infrastructure needs.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £1,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £1,000

Additional equipment, staffing and class room hours at community education centres and through outreach

Location: Sevenoaks District

Description: Contribution towards the short term provision of additional facilities at existing adult education centres to provide additional capacity until classes become established.

Responsible organisation: Kent County Council

Relationship to development: Provision of additional access to community education for new residents moving into the area as a result of new development.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. KCC identified the need for more substantial facilities to be provided during the preparation of the Core Strategy, such as the relocation and expansion of Sevenoaks Adult Education District Centre and the development of new community hubs in Sevenoaks and Swanley. The need for these facilities has been identified following the outputs of KCC's Integrated Infrastructure Funding Model, which seeks to identify innovative and pragmatic schemes to meet KCC's infrastructure needs.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

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Estimated cost: Approximately £42,000 (2014-2026). The cost has been estimated using KCC's Integrated Infrastructure Funding Model and takes account of the development forecast for this area in SDC's housing trajectory.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £42,000

Improvements and extensions to existing primary health care facilities in Sevenoaks District

Location: Sevenoaks District. Location of facilities to be improved will depend on the location of development and the capacity of local facilities. The following facilities have been identified as potentially requiring improvements, following consideration by the NHS of SDC's housing trajectory:

- Sevenoaks: Town Medical Centre;
- Swanley: A number of options identified, including Oaks and Cedars surgeries, Swanley;
- Edenbridge: A number of options identified, including Edenbridge Surgery;
- Rest of District:
 - Kent House Surgery (Longfield)
 - New Ash Green Surgery
 - Winterton Surgery (Westerham)

Description: Improvements and extensions to existing primary health care facilities to provide additional capacity in locations where development occurs.

Responsible organisation: NHS

Relationship to development: To provide additional primary care capacity to support local population increases in locations where development occurs. An assessment of existing capacity at existing surgeries has been provided by the NHS.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: The need for additional primary care capacity at certain locations in Sevenoaks District was identified during the preparation of the Core Strategy and reflected in the Infrastructure Delivery Plan Schedule (schemes 3.2, 3.3 and 3.4). The NHS has raised the potential need for additional improvements following consideration of SDC's housing trajectory.

Estimated Timescale: Identified need from 2012 onwards. Cost estimated from 2014 onwards.

Estimated cost: Approximately £1,021,000 (2014-2026). The cost has been estimated by the NHS on the basis of a need for £360 per head and an average occupancy rate of 2.8 persons per new dwelling. The £360 per head figure is a standard assumption used by the NHS and is based on an estimated £3.6million being required to provide a 1,500m² facility to serve 10,000 patients. The 2.8 persons per household rate is the standard occupancy rate used by the NHS where unit sizes are not identified. It is based on the Homes and Communities Agency's Household Projections. The NHS consider that this contribution would only cover part of the cost of providing additional capacity and would not address the revenue cost implications of development on the NHS.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £1,021,000

Provision of new allotments in Sevenoaks town

Location: Sevenoaks Town

Description: Provision of new allotments to meet an increased demand from new residents and to resolve existing shortages.

Responsible organisation: Sevenoaks Town Council

Relationship to development: Will resolve a forecast deficiency identified in the Open Space, Sport and Recreation Study. The scheme will allow sufficient access to new allotments for residents moving into new developments in Sevenoaks Urban Area.

Included in Core Strategy Infrastructure Delivery Plan Schedule? Yes (scheme 6.3). More information now provided on the likely cost of the scheme.

Estimated Timescale: 2012 onwards. CIL funding only likely to be available from 2014.

Estimated cost: Approximately £6,000.

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: Approximately £6,000

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Redevelopment of Whiteoak Leisure Centre

Location: Swanley

Description: Redevelopment of Whiteoak Leisure Centre to provide modern sports and recreation facilities in Swanley.

Responsible organisation: Sevenoaks District Council

Relationship to development: Development in Swanley will place an increased demand on public leisure facilities. The Council considers that it may be necessary to redevelop Whiteoak Leisure Centre to provide suitable facilities for existing and new residents.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. Scheme has been identified following the adoption of the Core Strategy.

Estimated Timescale: No timetable for development of the scheme at present. It is anticipated that the SDC Cabinet will be asked to consider a proposal to undertake a viability/feasibility study of this scheme in early 2013.

Estimated cost: Approximately £7,000,000

Committed funding: It is estimated that approximately £3,500,000 may be received through the redevelopment of the remainder of the Whiteoak site, if a scheme is progressed.

Funding gap: Approximately £3,500,000

Community development work to bring old and new communities together

Location: Sevenoaks District

Description: SDC propose to employ an additional Community Development worker to try to integrate new residents into existing communities following development.

Responsible organisation: Sevenoaks District Council

Relationship to development: The scheme will help to ensure that development contributes towards the achievement of the priorities of the Sustainable Community Action Plan, in particular 'helping communities to feel and be safe' and 'strong, active and involved communities'.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. This scheme has been identified following the preparation of the Core Strategy.

Estimated Timescale: 2014 - 2026

Estimated cost: £455,000 (based on a cost of £35,000 per year to appoint a Community Development worker).

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: £455,000

Outdoor Green Gyms in Sevenoaks, Swanley and Edenbridge

Location: Sevenoaks, Swanley and Edenbridge are assumed as the most likely locations as they are the main locations for new development.

Description: An outdoor gym to offer increased opportunities to exercise for people of different ages and abilities.

Responsible organisation: Sevenoaks District Council (and possibly town and parish councils).

Relationship to development: Whilst not specifically identified as a sub-category of open space in the Open Space, Sport and Recreation Study, the green gyms will contribute towards resolving forecast deficiencies in play areas, outdoor sports facilities and parks. A forecast deficiency in at least one of these types of open space was identified in Sevenoaks Urban Area, Swanley and Edenbridge in the Open Space, Sport and Recreation Study.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: Schemes not specifically identified. However, the scheme will contribute towards improved open space in Swanley (scheme 6.1) and increased provision of children's play areas in other parts of the District (scheme 6.2).

Estimated Timescale: 2014 - 2026

Estimated cost: £165,000 (based on an estimated £55,000 to install a facility in Sevenoaks, Swanley and Edenbridge)

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: £165,000

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Replacement or additional youth zone van

Location: Sevenoaks District

Description: An additional or replacement youth service van and funds to cover the ongoing costs of running the van and staffing.

Responsible organisation: Sevenoaks District Council

Relationship to development: The scheme will ensure that SDC can continue to provide sufficient services to young people in the District. This will contribute towards Sustainable Community Action Plan priorities of 'a better start for our children' and 'improve the lives off young people in the District'.

Consistent with Core Strategy Infrastructure Delivery Plan Schedule: No. The scheme has been identified following the publication of the Core Strategy.

Estimated Timescale: 2014 - 2026

Estimated cost: £282,000 (based on £35,000 for a new van, £9,000 per annum ongoing costs and £10,000 casual staffing)

Committed funding: No funding is currently committed for the period 2014-2026.

Funding gap: £282,000

Equality Impact Assessment

Details of the assessment	
Name of Function/Policy/ Service being assessed	Sevenoaks District Council Community Draft Charging Schedule
Date of assessment: January 2013	Commenced: January 2012 Completed: January 2013
Directorate & Service	Planning Policy
Policy Owner	Steve Craddock - Principal Planning Officer
Name of Officer(s) carrying out assessment:	Helen French – Planning Officer

Step 1	Initial Screening for:	
	<ul style="list-style-type: none"> New/revised policies/strategies policy decisions considering partnership working arrangements procurement/commissioning activities <p>(For assessments identified within the Equality Impact Assessment Timetable please go straight to Step 2).</p>	
	Key Questions	Answers/Notes
1	What are you looking to achieve in this activity?	Assess the charging schedule which once adopted, will set out a standard rate that developers will need to pay when undertaking different types of development in different parts of the District. Funds collected through CIL must be spent on infrastructure required to support development of the area. This schedule will help to deliver sustainable development and creating sustainable communities.
2	Who in the main will benefit?	Communities surrounding new development.
3	Does the activity have the potential to cause adverse impact or discriminate against different groups in the community?	Yes <input type="checkbox"/>
		No <input checked="" type="checkbox"/> Please explain: Please explain: The CIL charging schedule will help to fund infrastructure requirements for the local community surrounding any new development. This will have a positive impact on all aspects of the community, as the fund will help to address any deficiencies.

Equality Impact Assessment

Step 1	Initial Screening for:		
	<ul style="list-style-type: none"> New/revised policies/strategies policy decisions considering partnership working arrangements procurement/commissioning activities (For assessments identified within the Equality Impact Assessment Timetable please go straight to Step 2).		
	Key Questions	Answers/Notes	
		Note: if the answer is 'yes' then a full equality impact assessment is required – see step 2.	
4	Does the activity have potential to make a positive contribution to equalities?	Yes <input checked="" type="checkbox"/>	Please explain: The CIL charging schedule will help to fund infrastructure requirements for the local community surrounding any new development. This will have a positive impact on all aspects of the community, as the fund will help to address any deficiencies.
		No <input type="checkbox"/>	Please explain:
		Note: if the answer is 'yes' then a full equality impact assessment is required – see step 2.	

Where the screening has identified the need for a full impact assessment, this must:

- be commenced during the drafting stages of a new policy/strategy and fully completed following any consultation period before submitting for committee approval
- carried out before any policy decision is taken
- completed in the planning stages of any procurement exercise

Equality Impact Assessment

	Key Questions	Answers/Notes	
Step 2	Scoping the assessment		
1.	What is the overall aim, or purpose of the function/ policy/service?	Once adopted, the Community Infrastructure Charging Schedule will set out a standard rate that developers will need to pay when undertaking different types of development in different parts of the District. Funds collected through CIL must be spent on infrastructure required to support development of the area.	
2.	What outcomes do you want to achieve with this function/ policy/service and for whom?	Funds collected through CIL will be spent on providing community infrastructure required to support the development in that area.	
3.	Who will be affected?	Communities which are located around new development will benefit through new infrastructure.	
4.	Who defines or defined the function/service/ policy?	This document is prepared by the Sevenoaks Planning Policy Team, infrastructure providers and the general public through continued consultation in accordance with the CIL Regulations and the principles set out in the adopted Statement of Community Involvement.	
5.	Who implements the function/service/policy?	Sevenoaks District Council and other partner organisations operating within the district area will have a role in implementation.	
6.	How do the outcomes of the function/service/policy meet or hinder other policies, values or objectives of the public authority (if applicable)?	Please indicate which of the Councils core values / promises (as set out in the Vision) these outcomes relate to:	
		We will provide value for money	x
		We will work in partnership to keep the District of Sevenoaks safe	x
		We will continue to collect rubbish efficiently and effectively	
		We Will protect the Green Belt	x
		We will support and develop the local economy	x
		Fairness	x
		Integrity	x
Quality	x		
7.	What factors could contribute or detract from the outcomes identified	Factors at play include budget; the current state of the economy; and suitable land availability.	

Equality Impact Assessment

	Key Questions	Answers/Notes
	earlier?	
Step 3 Consideration of data and information		
8.	What do you already know about who uses this function/service/ policy?	Everyone who works and lives in the district will be affected by the proposals of the strategy, as will organisations and individuals who wish to promote development within the district.
9.	Has any consultation with service users already taken place on the function/service/ policy and if so what were the key findings?	<p>Yes –</p> <p>June-Aug 2012 Consultation on Preliminary Draft Charging Schedule</p> <p>The consultation took place in accordance with the CIL Regulations and the principles set out in the Statement of Community Involvement (SCI), including consultation with a wide number of community groups: statutory stakeholders; other agencies; service providers; business sector; local communities; developers and landowners. These are all identified within the SCI.</p> <p>The Planning Policy team has reconsidered the approach proposed in the Charging Schedule, as a result of responses received during this consultation, Government guidance, further additions to the evidence base and experience from other local planning authorities. The Council is now consulting on the CIL Draft Charging Schedule.</p>
10.	What, if any, additional information is needed to assess the impact of the function/service/policy?	Further consultation will take place prior to the submission of the draft charging schedule to the Secretary of State.
11.	How do you propose to gather the additional information?	The draft charging schedule pre-submission Consultation to take place in accordance with the SCI in Spring 2013.
Step 4 Assessing the Impact		

Equality Impact Assessment

Key Questions		Answers/Notes
12.	Based on what information you already know, in relation to each of the following groups consider whether a) there is anything in the function/service/policy that could discriminate or put anyone at a disadvantage b) for an existing function/service/policy, how it is actually working in practice for each group	
a.	Equality groups	Age
b.		No direct impact on this group.
c.		Disability
d.		No direct impact on this group.
e.		Carers
f.		No direct impact on this group.
g.		Gender
h.		No direct impact on this group.
i.		Race
j.		No direct impact on this group.
k.		Religion/Belief
	Sexual Orientation	
	Marital / Civil Partnership status	
	Pregnancy and maternity	
	Gender reassignment	
	General <i>i.e</i> affecting all of the above /other <i>e.g.</i> socio-economic	The CIL charging schedule will help to fund infrastructure requirements for the local community surrounding any new development. This will have a positive impact on all aspects of the community, as the fund will help to address any deficiencies.
Step 5 Reviewing and scrutinising the Impact		
13.	Have you identified any differential impact and does this adversely affect any groups in the community?	There are no adverse differential impacts.
14.	Can we make any changes?	
15.	If there is nothing you can do, can the reasons be fairly justified?	

Equality Impact Assessment

	Key Questions	Answers/Notes
16.	Do any of the changes in relation to the adverse impact have a further adverse affect on any other group?	

Equality Impact Assessment

Step 5 continued...	Actions to be inserted into Equality Action Plans			
Based on your answers in Step 5, please finalise your actions here. These actions will then be incorporated into our equality action plans.				
Equality Strand	Action	Outcome/monitoring information and targets	Date for Completion	Responsible Officer
If an adverse impact was found or unmet needs identified, which actions will you put in place to address this:				
If the impact is still unclear, list the actions you will put in place to gather the information you need:				
If you did not find any evidence of unmet needs or adverse impact, list the actions you will put in place to maintain good practice:				

Step 6 Decision making and future monitoring		
	Key questions	Answers / notes
17.	Which decision making process do these changes need to go through i.e. do they need to be approved by a committee/Council?	<p>These changes need to proceed through the following Timetable: Draft charging schedule consultation Spring 2013; Submission Apr/May 2013; Examination August/Sept 2013; Adoption Early 2014.</p> <p>The Draft Charging Schedule will be approved for consultation and submission for Examination by Council.</p>
18.	How will you continue to monitor the impact of the function/service/ policy on diverse groups?	<p>Through public consultation in accordance with the CIL Regulations and the principles of the SCI including consultation a wide number of community groups: statutory stakeholders; other agencies; service providers; business sector; local communities; developers and landowners.</p> <p>After adoption: through monitoring the use of CIL receipts on an annual basis.</p>
19.	When will you review this equality impact assessment?	Following the consultation on the Draft Charging Schedule and when undertaking any review of the CIL Charging Schedule.

Final steps

For an existing function/service/policy:

- Submit the EqlA to your Departmental Management Team for approval.
- Send your assessment to the West Kent Equalities Officer for publication on the website.
- Update Covalent.

For a new function/service/ policy:

- Summarise your findings in the committee report.
- Ensure planned consultations address the findings of the impact assessment.

Equality Impact Assessment



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An Introduction to the Community Infrastructure Levy (CIL) Q&A

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

What is CIL?

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

Who can charge CIL?

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

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

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

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

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

A sound CIL Charging Schedule must be based on evidence that infrastructure is required to support the development planned in the District. This must show a gap between funding available from other mainstream sources and what is needed to deliver the necessary infrastructure. A sound schedule must also be based on evidence that the delivery of the overall scale of development planned in an authority's Local Plan would not be non-viable as a result of the CIL Charge. This should be an area wide and broad viability assessment.

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

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

CIL charges can vary according to the type of development or the location. However, this can only be as a result of viability evidence showing that the rate applied in other parts of the District or for other types of development would not be viable. Policy decisions to promote development of a certain type or in a certain area by setting a lower charge are considered to constitute 'State Aid' and are not permitted.

On what basis can different charges be identified in different areas?

Variations in charges across an authority's area can only be justified on the basis of viability evidence. The Government's statutory CIL guidance notes that it is up to local authorities to decide what constitutes appropriate evidence to justify the CIL charges proposed. However, the guidance does state that charging authorities should use an area-based approach, which involves a broad test of viability. It also states that authorities should avoid undue complexity.

The approach proposed in the Draft Charging Schedule is based on the conclusions of a CIL Viability Assessment, which has been carried out for the Council by independent consultants. The assessment is considered to comply with the approach required by the statutory guidance. The different charge areas have been identified on the basis of ward boundaries, as critical information, including house price data and house prices per sq m, also uses these boundaries. In reality viability considerations will vary from site to site and street to street.

Will the different charges in different areas mean that more money can be spent on infrastructure in areas with higher charges?

CIL funds paid to SDC will go into a central fund that can then be allocated to projects to support development. Although the arrangements for the implementation of CIL are yet to be determined, funding should be allocated on the basis of where it is needed to provide infrastructure to support development rather than how much has been collected where.

If, as expected, the Government's amendments to the CIL regulations require a percentage of CIL receipts to be paid to the town and parish council for the area where development occurs, those with a higher charge could receive more than those with a lower charge. Should this be the case, SDC would be able to consider allocating additional funding to support the development of infrastructure projects where they are agreed to be a local priority.

Will lower charges in some areas mean that developers are more likely to build there than those areas with higher charges?

Under the regulations, different charges in different areas can only be justified on the basis that there is a risk that a significant proportion of development in an area would no longer be viable if the higher charge proposed elsewhere in the District were charged there. Differential charges can not be used to incentivise a form of development or development in a certain area. This means that lower charges can only be set where there is a significant risk that developers could not afford to build and receive a reasonable profit (assumed to be 20% of development value) if the charge were higher. The effect of this should be to make the CIL rate equally affordable in different parts of the District.

In the case of the proposals for Sevenoaks District, the CIL Viability Assessment finds that there would be a significant risk of development not being viable if the charge of £125 per sq m was to be charged in all areas of the District. It finds

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that in certain areas (such as Swanley and Edenbridge) only a £75 per sq m charge will not have an unacceptable impact on viability.

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

CIL is calculated by applying the relevant per sq m charge from the Charging Schedule to the gross internal floorspace of the permitted development minus the gross internal areas of any existing buildings on site. As a result, the replacement of existing buildings on brownfield sites will reduce the CIL charge to be paid.

What forms of development are excluded from CIL?

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

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

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

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

Is CIL payable on Gypsy and Traveller development?

The definition of development for CIL is different to that for determining whether or not planning permission is required. The definition of development on which CIL is payable (Planning Act 2008, s209) relates to the creation of a new building or anything done to an existing building. Where Gypsy and Traveller development does not meet this definition, as may be the case with the moving of caravans onto a site, CIL will not be payable. This will also be the case with the development of mobile home parks for non-Gypsy and Traveller households.

Is CIL negotiable?

CIL is non-negotiable. It can only be waived in exceptional circumstances, if the Charging Authority chooses to allow this. The tests for proving exceptional circumstances and the issues that the Council must consider, such as 'State Aid' legislation, mean that there will be very few cases where exceptional circumstances can be accepted to exist. It is difficult to identify exceptional circumstances in advance as they are supposed to be circumstances that are genuinely not easily repeatable.

Won't CIL make developments non-viable?

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

Won't CIL put house prices up?

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

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

What can CIL be spent on?

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

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

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

There is no requirement that CIL funds are spent on the infrastructure identified in the evidence to support the preparation of the Charging Schedule. However, the Council is required to identify the types of infrastructure that it will fund through CIL and those that it will secure through s106 agreements.

Amongst other things, infrastructure includes:

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

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

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

Is there a limit to the length of time that CIL can be spent on operation or maintenance?

The legislation on CIL does not place a limit on this. However, the reference to CIL being able to be spent on 'operation or maintenance' of infrastructure is a relatively new addition to the primary legislation (brought in by the Localism Act 2011). The Government is currently drafting new regulations which potentially could place limits on this. If they don't then SDC (and the town and parish councils) will need to ensure that the need to support certain forms of existing infrastructure is balanced with providing new infrastructure, given that there will only be a certain amount of money to be spent.

What can CIL not be spent on?

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

What role do other organisations play in the CIL process?

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

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

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

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

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

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

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

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

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

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

Planning obligations will still be used to secure site specific s106 contributions, as long as this is not for infrastructure that could be funded through CIL. In effect, this will mean that much of the funding that has previously been sought through s106 agreements will in the future be secured through CIL. Restrictions are in place in regulations to ensure that developers are not charged twice for the same infrastructure. Once CIL is adopted or from April 2014, whichever comes first, developer contributions will no longer be able to be pooled from more than 5 s106 agreements, if the infrastructure they are funding could be secured through CIL. At present, affordable housing would continue to be funded through s106 agreements. Therefore, the pooling restriction would not apply.

How do SDC's proposed charges in the Preliminary Draft Charging Schedule compare with previously secured contributions through s106 agreements?

Historically SDC has only secured financial contributions for infrastructure on larger residential developments (generally of at least 10 dwellings), where as CIL is intended to capture contributions from a wider range of site, including single dwellings. An assessment of financial contributions secured for infrastructure through s106 on selected sites is set out below.

The following assessment of what SDC might receive on developments of similar scales under CIL is based on:

- Development of all units at the national average new build dwelling size of 76 sq m (as reported by CABE); and
- CIL not being paid on affordable housing.

This assessment is purely indicative and should not be relied upon as an assessment of the CIL payment that would be required in the event that any of the developments that have not been completed were to become liable to pay CIL in the future (if a new planning permission were to be granted, for example). In this event, significantly more detailed calculations would be required.

Development	Number of Additional Units	Number of Market Units	Total S106 contribution Secured	S106 contribution per dwelling	CIL Rate (£ per sq m)	Total Estimated CIL	Estimated CIL per dwelling
Eden Valley School (10/01735)	40	20	£92,320 (1)	£2,308 (1)	75	£114,000*	£2,850*
West Kent Cold Store (09/02635)	500	400	£2,684,699 (2)	£5,369 (2)	125	£3,800,000*	£7,600*
St. Bartholomews Hospital Laundry (09/00274)	65	42	£206,520	£3,177	75	£239,400*	£3,683*
Halstead Place School (08/01915)	31 (3)	20	£85,485	£2,758	125	£190,000*	£5,757*
Stacklands Retreat (09/01319)	14 (4)	14 (4)	£22,512	£1,608	75	£79,800*	£5,700*

Notes:

- (1) Development also includes the provision of a community centre, for which no financial payment will be received and is not included in this analysis.
 - (2) Development also included the provision of highway works, for which no financial payment will be / was received and is not included in this analysis.
 - (3) Of which 29 were new builds and 4 were developed through conversions.
 - (4) Of which all were developed through conversions.
- * All of these sites involved the replacement or conversion of existing buildings. Under CIL, conversions of buildings will not be liable and only the net increase in floorspace (where existing floorspace has recently been in use - defined as 6 months of the past 12) is liable to pay. Therefore, it is likely that the CIL payment for each development would have been lower than those shown in the table above.

Only the West Kent Cold Store development included a payment for education, following KCC assessments of local school provision. Under KCC's Developer Contributions Guide 2008, an additional £590 - £5,560 per dwelling would be required where additional primary school places are needed and £590 - £5090 per dwelling required where additional secondary school places are needed. The sum would have depended on whether the dwelling was a house or a flat and whether a new school or an extension was required.

What are the benefits of CIL?

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

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

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

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

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

What are the potential negative impacts of CIL?

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

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

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Statutory Basis for the Community Infrastructure Levy

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

Regulations on the operation of CIL are set out in the [Community Infrastructure Levy Regulations 2010](#). These regulations have been amended by [CIL \(Amendment\) Regulations 2011](#) and further amendments will be made through the proposed [CIL \(Amendment\) Regulations 2012](#). It is anticipated that further amendments will be made in 2013.

Statutory Guidance on CIL is set out in [Community Infrastructure Levy: Guidance](#).

Comparison between Residential CIL Charges proposed in Sevenoaks District, adopted Charging Schedules and Neighbouring Authorities

A comparison of SDC’s proposed CIL charges with those in adopted charging schedules across the country and proposed in emerging charging schedules from neighbouring/nearby authorities in Kent, East Sussex and Surrey is presented below. Many factors affect the CIL charges that an authority can impose and it is considered that local authorities need to give significantly more weight to their own evidence than comparisons with neighbouring authorities. However, in making comparisons, more weight should be given to the comparison with authorities that have adopted their charges than those neighbouring/nearby authorities that have not. There is no guarantee that authorities’ proposed charges will be found sound at examination.

The viability consultants employed by authorities to prepare evidence to support charging schedules has also been set out. Having a consultant that has previously supported a sound charging schedule is not a guarantee that a subsequent charging schedule will be found sound. However, whether or not a consultant’s methodology has been tested at a CIL examination should be taken into account when making comparisons.

SDC Proposed Residential Charges:

£75 or £125 per sq m.

Adopted Charging Schedules: Residential Charges:

Authority	Charge (£ per sq m)	Viability Consultant
London Borough of Redbridge	£70 (+£25 Mayoral CIL)	BNP Paribas
Shropshire Council	£40 or £80	Fordham Research
Newark and Sherwood	£0, £45, £55, £65 or £75	HEB
Portsmouth City Council	£105	DSP
London Borough of Wandsworth	£0, £250, £265 or £575 (+£25 Mayoral CIL)	BNP Paribas
Wycombe District Council	£125 or £150	DSP
Poole Borough Council	£75, £100 or £150	BNP Paribas
Huntingdonshire Council	£85	Drivers Jonas Deloitte

Range: £0 to £600 per sq m

Range excluding London Boroughs: £0 to £150 per sq m

Neighbouring and Nearby Authorities:

Of SDC’s neighbouring authorities, only Dartford and Wealden have consulted on proposed CIL charges. Selected other authorities in Kent, Surrey, East Sussex have been included to provide a range of proposals.

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It should be noted that the charges proposed in these areas have not been tested through an independent examination. Some, including Dartford BC's proposals, have only been subject to initial consultation (Preliminary Draft Charging Schedule).

Authority	Charge (£ per sq m)	Viability Consultant	Preparation Stage
Dartford Borough Council	Rate of £200 per square metre in zone covering south of borough and for schemes with fewer than 15 homes in zone covering north of borough. £100 per sq m charge in the north of the Borough with more than 15 homes.	GVA	Preliminary Draft
Wealden District Council	£110, £150 or £180	Roger Tym & Partners	Preliminary Draft
Elmbridge Borough Council	£125	DSP	Submitted for Examination
Reigate and Banstead	£125	Internal	Preliminary Draft