



DISTRICT COUNCIL

Despatched: 29.06.15

PLANNING ADVISORY COMMITTEE

07 July 2015 at 7.00 pm

Conference Room, Argyle Road, Sevenoaks

AGENDA

Membership:

Cllrs. Dr. Canet, Clark, Gaywood, Halford, Horwood, Mrs. Hunter, McGregor, Mrs. Morris, Parson, Piper, Scholey and Thornton

	<u>Pages</u>	<u>Contact</u>
Apologies for Absence		
1. Appointment of Chairman		
2. Appointment of Vice-Chairman		
3. Declarations of Interest Any interest not already registered.		
4. Update from Portfolio Holder		
5. Referrals from Cabinet or the Audit Committee (if any)		
6. Role of the Advisory Committee and Key Challenges	(Pages 1 - 2)	
7. Reconstitution of Working Group (with Housing & Health Advisory Committee)	(Pages 3 - 6)	Philippa Gibbs Tel: 01732 227247
8. Local Plan Work Programme	(Pages 7 - 12)	Anthony Lancaster Tel: 01732227326
9. Sevenoaks District Infrastructure Plan Update	(Pages 13 - 38)	Simon Taylor Tel: 01732 227134
10. Work Plan	(Pages 39 - 40)	

EXEMPT ITEMS

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

To assist in the speedy and efficient despatch of business, Members wishing to obtain factual information on items included on the Agenda are asked to enquire of the appropriate Contact Officer named on a report prior to the day of the meeting.

Should you require a copy of this agenda or any of the reports listed on it in another format please do not hesitate to contact the Democratic Services Team as set out below.

For any other queries concerning this agenda or the meeting please contact:

The Democratic Services Team (01732 227241)

ROLE OF THE ADVISORY COMMITTEE AND KEY CHALLENGES

Planning Advisory Committee – 7 July 2015

Report of Chief Planning Officer

Status: For Information

Key Decision: No

Portfolio Holder Cllr. Piper

Contact Officer Richard Morris Ext. 7430

Recommendation to the Planning Advisory Committee: That the report be noted.

Introduction

- 1 The purpose of this report is to provide details of the role of the Committee and the areas of responsibility including the key issues and challenges facing those areas.
- 2 The Terms of Reference are listed below and there will be a short presentation explaining the relevant service areas.

Terms of Reference

- 3 The following terms of reference are taken from the Council's Constitution.
 - a. The Advisory Committee shall undertake policy initiation and development;
 - b. The Advisory Committee shall consider such other matters as are referred to it by the Portfolio Holder;
 - c. At the request of either Cabinet or the Audit Committee carry out specific research and development projects and to submit recommendations to Cabinet;
 - d. The Advisory Committee shall develop and approve its annual work plan ensuring that there is efficient use of the Committee's time; and
 - e. The Cabinet Member be requested to provide a report to each meeting outlining their activities since the previous meeting and any decisions they intend to take in the following three months.
- 1.1. Within the areas of responsibility of: Conservation, Development Services, Development Control, Local Plan, Planning Policy, Building control, Transport policy, and Enforcement. In addition to the above the Planning Advisory

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Committee is to recommend, and keep under review, governance arrangements for the prioritisation of the Community Infrastructure Levy (CIL)

- 4 The Cabinet Advisory Committee to ensure that there is mutual respect and cooperation with all other Committees within the Council.

Key Implications

Financial

None.

Legal Implications and Risk Assessment Statement.

None.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Appendices None

Background Papers: None

Richard Morris
Chief Planning Officer

RECONSTITUTION OF WORKING GROUP

Planning Advisory Committee – 7 July 2015

Report of Chief Officer Legal and Governance

Status: For Decision

Also considered: Housing & Health Advisory Committee – 16 June 2015

Key Decision: No

Portfolio Holders Cllr. Lowe / Cllr. Piper

Contact Officer Philippa Gibbs Ext. 7288

Recommendation to Planning Advisory Committee: That the Committee consider whether the working group as detailed in the report should continue, and if so, agree membership, reconfirm terms of reference

Reason for recommendation: It is necessary to review and if necessary reconstitute any working groups each municipal year, especially in light of changed membership or terms of reference to the Advisory Committee.

Background

- 1 At the meeting of the Housing & Community Safety Advisory Committee held on 11 February 2014 (Minute 30) it was resolved that a joint Working Group with the Local Planning & Environment Advisory Committee be set up to consider Squaring the Housing Circle in using the planning system to provide more properties of the type needed within the District; that it consist of four Members, two from each Advisory Committee. Again at its meeting on 17 June 2014 the Housing & Community Advisory Committee reconfirmed the working group and terms of reference and agreed to add a further member and the membership was increased to 6 to allow Local Planning & Environment Advisory Committee to also appoint up to three members.

Reconstitution of Working Group

- 2 All working groups must be reappointed every municipal year, to this purpose, at its meeting on 16 June 2015, the Housing & Health Advisory Committee discussed reconstituting the group and the relevant minute is below:

Minute 6 - Reconstitution of Working Group

'Members considered a report advising on the reconstitution of Working Groups. Under the previous Housing & Community Safety Advisory Committee there were a

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number of working groups formed in the last municipal year, only one of which would still fall under the remit of this Advisory Committee. Members were asked to review the need for the working group and confirm the terms of reference and membership of the group. The information would then be referred to the Planning Advisory Committee for consideration.

Following discussion it was agreed that the “Housing Needs” Working Group would be reconstituted with the following Membership from the Housing and Health Advisory Committee:

Cllr Dr. Canet, Cllr Eyre, Cllr Gaywood, Cllr Horwood and Cllr Parkin. Councillors Dr. Canet, Gaywood and Horwood were also members of the Planning Advisory Committee. The Working Group would report back to the Housing and Health Advisory Committee in March 2016.

Resolved: That, subject to approval by the Planning Advisory Committee

- a) a Working Group be set up to consider Housing Need and using the planning system to provide more properties of the type needed within the District;
- b) the Working Group consist of six Members; and
- c) Cllrs. Dr Canet, Eyre, Gaywood, Horwood and Parkin be the Members from the Housing and Health Advisory Committee.’

Key Implications

Financial

None directly arising from this report.

Legal Implications and Risk Assessment Statement

Working groups are only constituted for a municipal year, and must be reconstituted each new municipal year. Members would only be allowed to claim travel expenses for formally constituted working groups.

Equality Impacts

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Conclusions

Members are asked to consider whether they would like to appoint three Members to the newly named ‘Housing Needs’ joint working group.

Background Papers:

[Housing & Health Advisory Committee](#)

[Housing & Community Safety Advisory Committee](#)

[Minutes](#)

[Local Planning & Advisory Committee Minutes](#)

Christine Nuttall
Chief Officer for Legal and Governance

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LOCAL PLAN WORK PROGRAMME

Planning Advisory Committee - 7 July 2015

Report of Chief Planning Officer

Status: For Consideration

Key Decision: No

This report supports the Key Aim of Protecting the Green Belt

Portfolio Holder Cllr. Robert Piper

Contact Officer(s) Antony Lancaster, Strategic Planning Manager Ext.7326

Recommendation to: Planning Advisory Committee

To consider a work programme summary for preparing a Local Plan.

Reason for recommendation: In order to enable discussion and advice on a work programme for the preparation of a Local Plan.

Introduction and Background

- 1 Sevenoaks District Council currently has two development plan documents (DPD) providing statutory planning policy to guide consideration of development proposals in the District; these are a Core Strategy (adopted February 2011) and an Allocations and Development Management Plan (ADMP) (adopted February 2015). A third DPD, a Gypsy and Traveller Plan, is currently being prepared.
- 2 This report is concerned with a work programme to guide the preparation of a Local Plan to update and replace the first two of these documents in order to be in compliance with new Government policy. Since adoption of the Core Strategy, a National Planning Policy Framework (NPPF) has been introduced, amending and consolidating former policy and further policy changes have been made since then via ministerial statements.
- 3 In forming a new Local Plan there are a number of important constituent parts which must be addressed satisfactorily in order to ensure a sound plan. They include:
 - preparation of a proportionate and robust evidence base;
 - effective co-operation with other authorities;
 - development and refinement of options;
 - strategy formulation (including a vision, objectives and policy);
 - submission, examination in public and adoption;

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- monitoring and review of delivery.
- 4 Public consultation will be required at all key stages. This is particularly true in the earlier stages of plan making when public involvement and debate should be actively encouraged in order to minimise concerns later in the process. It will also be helpful to gain wider Member input at an early stage, perhaps via themed workshops, in order to benefit from the views on planning policy implementation drawing on the practical experience expressed by the District's constituents. Similar workshops for Parish and Town Council representatives may also prove useful.
 - 5 An additional early step, already being progressed, is to gain an independent view on the existing Core Strategy and ADMP and the extent to which local policy is no longer in conformity with national policy. This will be carried out as a 'critical friend' peer review by Planning Officer Society enterprises (POSe) facilitated via the Planning Advisory Service (PAS).
 - 6 Early work, estimated to be substantially complete by late 2016, (but with supplemental work as required beyond this date) will focus on the preparation of a substantial evidence base. Much of this work will be produced, or led using consultants, by the Planning Policy team. The scale of this undertaking (as currently known) is summarised in appendix A. This work will need to be supplemented by other aspects of evidence obtained from other authorities and agencies, in particular Kent County Council.
 - 7 Alongside the preparation of an evidence base it should be possible to commence development of options once early findings are known. In particular, it will be important to begin consideration of sustainable options for meeting housing needs at an early stage. The work programme in appendix A is structured to sequence the evidence for housing from understanding the need, fully assessing non-Green Belt supply options and only then, undertaking a full review of the Green Belt to assess parcels of land in terms of how well they currently meet the purposes of Green Belt designation and protection. This will not only help to identify if there are any areas of land that could be considered further for potential development as part of a new Local Plan but just as importantly, will provide strong evidence for justifying the retention of well performing Green Belt in the longer term. Appendix B sets out a step by step process for considering this important aspect of evidence.
 - 8 Since the adoption of the Core Strategy in 2011, the Government has introduced a 'Duty to Co-operate'. This presents a particular challenge whereby authorities are expected to explore difficult strategic issues (such as meeting housing need and ensuring provision of cross boundary infrastructure) together and to do so over an extended period of time. This can be an extremely time consuming process entailing comprehensive record keeping. Ultimately whilst it is a Duty to Co-operate and not necessarily to agree, it is both a legal test and test of the Plan's soundness in examination and must be taken seriously if a plan is to have any chance of being adopted. Cross boundary officer meetings aimed at exploring shared or strategic issues have already begun.
 - 9 One particular issue, the regeneration of Swanley, is considered to be of sufficient scale to warrant consideration being given to the preparation of an Area Action

Plan (AAP). Such a Plan would provide vision and cohesion to a number of initiatives coming forward through the Council's economic development function. Equally an AAP could provide the framework for any development growth linked to meeting an element of the District's identified housing needs in the Swanley area. An AAP does not have to be a free standing plan and could form a distinct section within a Local Plan. Whilst an AAP can make use of the evidence base for the Local Plan more widely, there may be a need to undertake some additional, more detailed, area specific evidence base work.

- 10 Preparation of a Gypsy and Traveller Plan has progressed through two stages of public consultation but has now stalled awaiting a response to a recent Government consultation on how accommodation needs should be met in the future. Members may wish to consider the merits of absorbing the identification of sites for Gypsies and Travellers into the work plan for the Local Plan rather than having a separate document.
- 11 The scale of Local Plan preparation as summarised in paragraphs 5 to 9 suggests that the current timetable for Local Plan Review as set out in the adopted Local Development Scheme (LDS) is likely to be ambitious. The LDS identifies an initial consultation on the Plan in November 2016. In reality this is more likely to be no earlier than mid 2017 (allowing limited contingency time for unforeseen circumstances). It would be appropriate to update the Local Development Scheme during late 2016/early 2017 to reflect the position more accurately at that stage.
- 12 Following a consultation on options, any feedback can be used to set out and refine the strategy itself and to structure a draft Local Plan. Once prepared, there are further consultation options for a draft Local Plan. It can either be submitted for examination (restricting the Council's ability to make further amendment), or alternatively made available for a further consultation prior to submission. The advantage of the second approach is that it allows any further public concerns to be addressed in the Plan prior to the examination process.
- 13 When considered ready for examination the Plan is submitted to the Secretary of State and a Government Inspector appointed to examine the Plan usually in public hearing sessions. In order to be found sound by an inspector most Plans will require further consultation on modifications deemed by the Inspector to be required in order to find the Plan sound. In some cases inspectors may require further evidence to be gathered to fully address identified issues before the Council can adopt.
- 14 Consideration needs to be given to the monitoring and review of policies in the Local Plan. Demonstrating effective plan delivery will form part of the Local Plan examination and the Plan will need to set out the indicators to be used when monitoring its implementation.
- 15 The full process from commencement (June 2015) to adoption is anticipated to take four years meaning adoption is likely to be achieved no earlier than mid 2019.

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Other Options Considered and/or Rejected

Preparation of a Local Plan is required by Government. Not preparing a local plan will leave the Council vulnerable to unwanted planning applications and appeal decisions.

Key Implications

Financial

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

Legal Implications and Risk Assessment Statement.

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

Equality Assessment.

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

Conclusions

Preparation of a Local Plan is required by Government. The current Core Strategy and Allocations and Development Management Plan are to be updated and combined in a new Local Plan for Sevenoaks District ensuring compliance of policy with any changes in national planning policy since their adoption. This report provides a summary project plan for the work needed to achieve an adopted Local Plan.

Not preparing a local plan will leave the Council vulnerable to unwanted planning applications and appeal decisions.

Appendices

Appendix A – Local Plan Work Programme – Evidence Base studies

Appendix B – Proposed process for addressing housing need in the Local Plan

Background Papers:

None

Richard Morris
Chief Planning Officer

Appendix A

Local Plan Work Programme – Evidence Base

Task	Month>	5/15	6/15	7/15	8/15	9/15	10/15	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16
Strategic Housing Market Assessment (SHMA) (consultants study)		Red	Red	Red	Red													
Strategic Housing Land Availability Assessment (SHLAA) (in house)					Green	Blue	Red	Red	Red	Red								
Appraisal of non Green Belt land options								Red	Red	Red								
Economic Needs Study (consultants)			Green	Green	Green	Red	Red	Red	Red	Red	Red							
Employment Land Availability Assessment (ELAA) (in house)											Green	Blue	Red	Red	Red	Red		
Affordable Housing Viability update (consultants)															Green	Red	Red	Red
Commercial Development Viability update (consultants)															Green	Red	Red	Red
Green Belt Review (consultants)											Green	Green	Red	Red	Red	Red	Red	Red
Housing for older people (consultants)							Red	Red	Red	Red								
Landscape Character Assessment (consultants)												Green	Red	Red	Red	Red		
Retail Study (consultants)									Green	Green	Red	Red	Red	Red				
Hotel Study (consultants)		Red	Red	Red														
Offices Study (consultants)											Green	Red	Red	Red				
Settlement Hierarchy (in house)		Red	Red										Red	Red	Red			
Sports Facilities/Open Space/Green Infrastructure (consultants)						Green	Green	Red	Red	Red	Red							
Strategic Flood Risk Assessment and consideration of Water Cycle Study/Surface Water Management Plan (consultants)				Green	Red	Red	Red											
Climate Change/Renewables (in house)				Green	Red	Red	Red											
Conservation evidence (in house)				Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red
Justification for planning standards (in house)												Red	Red	Red				
Infrastructure Plan		Green	Green	Red	Red													
Duty to Cooperate Statement		Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red

Green Preparation of brief/appointment of consultant where relevant Red Carrying out of study/evidence base work Blue Call for sites

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Appendix B

Proposed process for addressing housing need in the Local Plan

Step 1 Understanding Need

Undertake Strategic Housing Market Assessment with Tunbridge Wells BC (SHMA)

Understand other adjacent authorities need via Duty to Cooperate discussions

Step 2 Maximising supply

Undertake Strategic Housing Land Availability Assessment (SHLAA) including a call for Sites*

Explore potential for increased site densities

Explore potential for focussed increased site densities such as near railway stations

Assess quantum of under-utilised employment land

Assess potential contribution of windfalls

Assess potential contribution of empty properties

Assess potential contribution of office conversions

Discuss supply options in other authority areas under the Duty to Cooperate

Step 3 Understanding shortfall

Match steps 1 and 2 findings for need and supply to understand level of any shortfall

Step 4 Assessment of Green Belt Options

Undertake full Green Belt Review of the District– assess parcels of land against the five purposes of Green Belt designation. Undertake detailed assessment at settlement boundaries and broad level assessment elsewhere

Step 5 Other considerations

Assess potential land options against other criteria, including:

Category 1 constraints (national/international)

Category 2 constraints (county/district)

Landscape Character

Assessments undertaken in neighbouring authorities

Step 6 Identification of land options for further consideration

*note at 1 April 2014 total housing supply for the current Core Strategy plan period 2006-26 was 4,732 (including 450 at Fort Halstead)

SEVENOAKS DISTRICT INFRASTRUCTURE PLAN UPDATE

Planning Advisory Committee – 7 July 2015

Report of Chief Planning Officer

Status: For Consideration

Also considered by: Cabinet – 17 September 2015

Key Decision: No

Executive Summary:

A Sevenoaks Infrastructure Delivery Plan was first prepared in 2010 for the Core Strategy (adopted 2011). This is a “live” document which illustrates the infrastructure that is required to support development across the District. Following the adoption of the Community Infrastructure Levy (CIL) Charging Schedule in February 2014, the Council is currently updating its draft Infrastructure Plan. This will be used as evidence for the new Local Plan and provide up to date information for elaborating the Council’s Regulation 123 List (adopted November 2014) which sets out the infrastructure that can be funded through CIL receipts.

Portfolio Holder Cllr. Piper

Contact Officer(s) Simon Taylor Ext.7134

Recommendations to the Planning Advisory Committee:

To consider and note the report on the progress of the Infrastructure Plan as an important element of the evidence base for the new Local Plan and CIL Regulation 123 List.

Reason for recommendation:

In order to consider an important element of the evidence base for the new Local Plan and CIL Regulation 123 List.

Introduction and Background

- 1 The Planning Act 2008 defines infrastructure to include roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open space.
- 2 Further to this, the Sevenoaks Core Strategy defines “infrastructure” as “[...] the various services and facilities that are necessary to help sustainable communities” and that physical, social and green infrastructure should be applied to this

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definition (CS para. 5.5.1). The Core Strategy also states that “supporting development with adequate infrastructure is important for balanced communities and the need for community facilities is specifically recognised in the Sevenoaks District Community Plan”.

- 3 A draft Infrastructure Plan was submitted as evidence to the examination of the CIL Charging Schedule in October 2013. The plan outlines the potential strategic schemes for the District from infrastructure providers, as well as local schemes that could be eligible for CIL funding. This was prepared following consultation with different organisations (i.e. infrastructure providers, SDC, KCC and town/parish councils).
- 4 Recently, the Council has adopted the Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2014), CIL Regulation 123 List (adopted November 2014) and the Allocations and Development Management Plan (ADMP) (adopted February 2015). As a result the Infrastructure Plan must be reviewed to inform how infrastructure will be delivered during the period of the new Local Plan as well as the production of a detailed Regulation 123 List.
- 5 Once endorsed, the Infrastructure Plan will be treated as a “live” document that will inform the preparation of the new Local Plan. It will also be used to inform the preparation of the Council’s Regulation 123 List on the types of infrastructure that CIL can fund. The current List (adopted November 2014) is broad and states that CIL can fund (but is not limited to):
 - Transport schemes;
 - Flood defence and water quality schemes;
 - Education;
 - Health and social care facilities;
 - Police and emergency services facilities;
 - Community facilities; and
 - Green infrastructure

The current Regulation 123 List notes that CIL receipts will not be used to fund site-specific infrastructure that would be secured through a planning obligation (i.e. site-specific access improvements, on-site open space provision, site-specific green infrastructure etc.). Infrastructure projects that are detailed on the Regulation 123 List cannot be funded by planning obligations.

Current Position of the Infrastructure Plan

- 6 Following the adoption of CIL and the ADMP, the Infrastructure Plan must be updated to reflect the planned future development of the District, as well as supporting additional development that may come forward. This should be described as “critical” infrastructure to be delivered across the District. The Plan

will also reflect the requirements for additional infrastructure from town and parish Councils.

- 7 A full list of infrastructure providers, town and parish councils that were consulted can be found in Appendix A.
- 8 Information packs requesting evidence were sent out April 2015, requesting evidence for infrastructure that would be required to support development in the District and an estimated cost. Town and parish councils were also asked to provide information on projects that they would like to see provided by infrastructure providers. Evidence submitted was based on a revised housing supply described in the ADMP (para. 3.8), which included all allocated sites in the ADMP and anticipated phasing of Land West of Enterprise Way, Edenbridge and Fort Halstead, Halstead.
- 9 Badgers Mount Parish Council was established in May 2015 and was not consulted at the time of the request for evidence was sent in April 2015.
- 10 At present, SDC have received 20 responses from different organisations:
 - 14 responses from town and parish councils:
 - Ash-cum-Ridley Parish Council
 - Brasted Parish Council
 - Chiddingstone Parish Council
 - Dunton Green Parish Council
 - Edenbridge Town Council
 - Hartley Parish Council
 - Horton Kirby and South Darenth Parish Council
 - Knockholt Parish Council
 - Leigh Parish Council
 - Otford Parish Council
 - Riverhead Parish Council
 - Sevenoaks Town Council
 - Swanley Town Council
 - Westerham Town Council
 - 6 responses from infrastructure providers:
 - Environment Agency

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- Highways England (*formally know as Highways Agency*)
 - Kent Wildlife Trust
 - NHS Property
 - NHS West Kent Clinical Commissioning Group (CCG)
 - Sutton and East Surrey Water
- 11 16 organisations submitted evidence for new or improved infrastructure in conjunction with the Regulation 123 List. Three organisations (Environment Agency, Highways England, and Horton Kirby and South Darenth Parish Council) responded stating there was no requirement for new infrastructure as a result of the scale and distribution planned in the District.
- Sutton and East Surrey Water provided an update on its planned projects for the District but stated that these would be funded through customer bills, as part of their Price Review in 2019 and did not require CIL funding at this stage.
- 12 Queries were received by Arriva Southern Counties and Fawkham Parish Council in relation to the Infrastructure Plan. Currently, no formal submission has been received by either organisation.
- 13 Correspondence was received from Kent County Council stating that they would supply their submission by mid-June. At the time of this report, a response from KCC Public Health had been received. Currently, representations from other KCC departments have not been received.
- 14 Internal SDC departments including Direct Services and Economic and Community Development have been consulted on some elements of the Infrastructure Plan. No representations have been submitted at this time.

Reponses to the Request for Evidence

- 15 While only 20 organisations responded to the “Request for Evidence” consultation, a total of 108 projects were submitted for consideration.
- 16 A majority of town and parish councils expressed a desire to develop community facilities and green infrastructure, which includes improvements to play areas and creation of a multi-use games area (MUGA). Town and parish councils also expressed a desire to see transport and traffic improvements. For infrastructure required by other providers, some town and parish councils indicated that health and education provision should be improved to accommodate future development.
- 17 NHS Property and NHS West Kent CCG submitted responses for improving health infrastructure across the District. NHS West Kent CCG outlined the general position for the District, while NHS Property outlined proposals for individual surgeries at particular locations.
- 18 Sevenoaks Town Council submitted its Community Investment Plan as their representation to the Request for Evidence. A majority of items have been added to the schedule of responses. However points 13 (Neighbourhood Plan

Development) and 15 (Project Management and Contingency) of the Community Investment Plan were removed as these were not considered as infrastructure under the current Regulation 123 List.

- 19 Riverhead Parish Council and Otford Parish Council have requested projects to be provided by private developers. Riverhead Parish Council has requested that the developer of Fort Halstead take a lead role in providing a medical centre in the parish. While this request is to be considered infrastructure, it could be considered as site-specific as it subject to a private developer and therefore may not be eligible for CIL funding.

Otford Parish Council has requested the provision of retirement homes for local residents. While considered important to meeting the local need, the development of retirement housing will most likely be undertaken by a private developer and may be profitable. As a result, this project is considered not to be an appropriate use of CIL receipts.

- 20 A summary schedule of responses received can be found in Appendix B.

Moving the Infrastructure Plan Forward

- 21 There are some infrastructure providers which are important to the preparation of the Infrastructure Plan as they provide the delivery of critical infrastructure throughout the District. Where responses were not received by important infrastructure providers at the time of this report will be followed up to ensure that they are engaged in the process. Important providers include (but not limited to) KCC, SDC and utility providers.
- 22 Where organisations have not responded, it could be assumed that additional infrastructure for the District is not required. Members may wish to extend the consultation to additional infrastructure providers, town and parish councils to ensure that their engagement is included in the Infrastructure Plan.
- 23 It is the intention that the Infrastructure Plan should be treated as a “live” document, as the need for infrastructure and priority of delivery can change over the plan period. It will also allow the Council greater opportunity to review and update the Plan regularly to ensure that infrastructure is being delivered to support development coming forward. Furthermore, the Infrastructure Plan will aid the preparation of a detailed Regulation 123 List, which will be used by the Council’s CIL Spending Board, illustrating the types of infrastructure that CIL can fund as well as indicating the priority of delivery of local and district-wide infrastructure projects.

Other Options Considered and/or Rejected

Members may not consider the Infrastructure Plan update. This option was rejected on the basis that the Infrastructure Plan is an important evidence base document, for the new Local Plan Review and update of the Council’s current Regulation 123 List. The option was also rejected on the basis that the Infrastructure Plan is important to the Council’s CIL Governance process.

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Key Implications

Financial

The report does not have direct financial implications for the Council although once agreed a Regulation 123 List will help guide expenditure of CIL monies.

Legal Implications and Risk Assessment Statement.

The report does not have legal implications for the Council.

Equality Assessment

The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

Conclusions

It is important to update the Sevenoaks Infrastructure Plan so that it reflects the adoption of CIL and the allocated sites set out in the Allocations and Development Management Plan. Following the adoption of the CIL Charging Schedule, the Council is now obligated to pay out monies from CIL receipts received to fund infrastructure across the District. The Plan, once endorsed, will be used to prepare a detailed Regulation 123 List which can be used by the CIL Spending Board to inform the types of infrastructure that CIL can fund. The Infrastructure Plan will provide a valuable evidence base for the new Local Plan as well as illustrating “critical” local and district-wide infrastructure projects.

Appendices

Appendix A – List of Organisations Consulted

Appendix B – Schedule of Infrastructure Plan Responses (May 2015)

Background Papers:

[Draft Community Infrastructure Levy: Infrastructure Plan for Submission \(July 2013\)](#)

Richard Morris
Chief Officer for Planning

Appendix A – List of Organisations Consulted

***Bold** text shows where a response has been received for the Request for Evidence exercise (May 2015).

**Where an organisation has been underlined, a response was received as part of the draft Infrastructure Plan submission for the CIL Charging Schedule examination (October 2013)

Parish and Town Councils

Ash-cum-Ridley Parish Council

Badgers Mount Parish Council
(formed May 2015)

Brasted Parish Council

Chevening Parish Council

Chiddingstone Parish Council

Cowden Parish Council
Crockenhill Parish Council

Dunton Green Parish Council

Edenbridge Town Council

Eynsford Parish Council
Farningham Parish Council
Fawkham Parish Council

Halstead Parish Council

Hartley Parish Council

Hever Parish Council
Hextable Parish Council

Horton Kirby & South Darenth Parish Council

Kemsing Parish Council

Knockholt Parish Council

Leigh Parish Council

Otford Parish Council

Penshurst Parish Council

Riverhead Parish Council

Seal Parish Council

Sevenoaks Town Council

Sevenoaks Weald Parish Council
Shoreham Parish Council
Sundridge w/ Ide Hill Parish Council

Swanley Town Council

Westerham Town Council

West Kingsdown Parish Council

Infrastructure Providers

Arriva Southern Counties
British Telecom
EDF Energy Networks

Environment Agency

Go Coach
High Weald AONB Unit

Highways Agency

Kent County Council
(including KCC Environment & Planning, KCC Highways, **KCC Public Health**, KCC Waste Management)

Kent Adult Education
Kent Ambulance NHS
Kent Community Health NHS Foundation Trust
Kent Downs AONB Unit
Kent Fire and Rescue Service

Kent Police

Kent Wildlife Trust

Kent Youth Service
Metrobus
Mobile Operators Association

National Grid

Natural England

Network Rail
NHS Dartford, Gravesham and Swanley Clinical Commissioning Group

NHS Kent & Medway

NHS Property Services Ltd

NHS West Kent Clinical Commissioning Group

Sevenoaks District Council

Southeastern
Southern Rail
Southern Water

Sutton and East Surrey Water

Thames Water
Thameslink-Great Northern
UK Power Networks
West Kent Police

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Appendix B – Schedule of Infrastructure Plan Responses (May 2015)

Types of Infrastructure CIL can fund under the Regulation 123 List

1. Transport schemes other than site-specific access improvements
2. Flood defence schemes
3. Water quality schemes
4. Education
5. Health and social care facilities
6. Police and emergency facilities

7. Community facilities

8. Communications infrastructure (beyond the directly secured by agreement between the developer)

9. Green infrastructure other than site-specific improvements or mitigation measures (for example, improvements to parks and recreation grounds)

NOTE: This list is not exclusive and may use CIL to fund additional types of infrastructure, subject to CIL governance arrangements.

Organisation	Date Responded	Project	Estimated Project Cost	Response / Project Details / Justifications	Timeframe for Project	Reg.123 Category
Sevenoaks Town Council	23 April 2015	Community / Conference Centre at Bat & Ball	Unknown	Intention to sell existing TC offices and replace with a community/conference centre which would house the Council offices. Hopes to lead to a regeneration scheme for Bat & Ball.	Unknown	7
		Replacement of Raleys Gym	£95k	Expanding the services and programmes available, rather than building a new “like-for-like” facility.	Unknown	7
		Replacement of Indoor Cricket School	£150k	To invest in the facilities, with the potential to either combine the Indoor Cricket School with the Indoor Bowls Club, or relocate the facility to the Wildernesse School site.	Unknown	7
		Café on the Vine	Unknown	Refurbishing the existing band practice room into a café.	Unknown	7
		New Play Area near the Town Centre	£100k	Creation of a large scale play area that can be accessed to and from the town centre.	Unknown	9
		Greatness Community Facility	Unknown	Creation of new pavilion for junior football club which will incorporate public toilets, café and small community meeting rooms.	Unknown	7
		Multi Use Games Area (MUGA)	£100k	Replacement of the tennis courts with new MUGA.	Unknown	9
		“Free” Recreational Facilities	£120k	Includes outdoor gym equipment, basketball nets, outdoor table tennis.	Unknown	9
		Stag Community Arts Centre	£250k	Improvements and investment into equipment and interior to offer better facilities for the community to use.	Unknown	7
NHS West Kent CCG	15 May 2015	GPs for Overall Housing Position for the Sevenoaks District	£6,246,350 (£550 per person x	Consider that current services are being used at optimum level. Future development on allocated sites will drive the need for more services and GPs to be available, to cope with future demand.	2015- 2026	5

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			11,357 individuals)			
Brasted Parish Council	15 May 2015	Multi Play & Sports Zone	£40k	Wish to provide greater provision of equipment for older children (10yrs+) as the current equipment is not appropriate for their use. Provision of outdoor gym equipment and completion of the multi-play zone (only tennis courts completed to date). Current usage includes general public, weekly Youth Club, Football Club (twice a week on the playing field), Outdoor exercise group (3 times a week) and Tennis Club (twice a week).	3yrs	9
		Improvement of existing football pitch	Unknown	Improving the maintenance and drainage of the football pitch which may include scarification, aeration, localised re-seeding and top dressing.	2yrs	9
		Expansion of the existing pavilion to include increased storage space and accommodate a new Parish office	Unknown	Facility currently supports a daily preschool, weekly youth club, meeting room, exercise classes, private parties and groups. Refurbishment of the internal space will allow greater use of the space, as well as providing a Parish Office; currently the Parish Council does not own any property to use as an office.	2yrs	7
		Public Car Park	Unknown	Increasing parking for the village as the demand outweighs supply. Increased parking provision would also be able to accommodate commercial parking for local businesses.	Unknown	1
Kent Wildlife Trust	15 May 2015	Darent Valley Project	£3.5k ecological monitoring / £3.5k visitor survey / £30k habitat enhancement	Further enhancement works for ecological management and enhancement, improved access provision and visitor education along the Darent Valley river corridor from Swanley to Sevenoaks Wildfowl Reserve along the Darent Valley park. Currently £46k is committed to the project from 2015 Catchment Partnership Fund.	2015 - 2026	9
		Enhancement Project at Sevenoaks Wildlife Reserve	£3.5k ecological monitoring / £25-30k wardening / £500k capital investment	Further improved access provision and visitor management within the Sevenoaks Wildlife Reserve, enhancing the visitor experience with improved facilities (i.e. educational, visitor, car parking, pathways, hide networks etc.) Currently £300k is ring-fenced to match Landscape Partnership Scheme.	2015 - 2026	9
		Eden Valley Project	£45k per year for invasive species	The project would provide ecological management and enhancement, improved access provision and education along the Eden Valley from Hever Castle in the east to the Sevenoaks District	2015 - 2026	9

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			control, signage, monitoring visitor numbers	border, south-west of Edenbridge. Currently, there is a committed annual spend (£10k for 2015/16)		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 23 NHS Property Services</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">18 May 2015</p>	Improvements to <u>Sevenoaks Hospital</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£600k	<p>Sevenoaks Hospital is located within Sevenoaks centre. A wide range of community, primary, secondary care and mental health services are delivered from the site, across four main buildings. There is limited opportunity to increase service provision across the sites to the assumed patient population without further investment to be made in the properties. Investment will create additional capacity through the development of new consulting space, administrative areas and patient facilities.</p>	By 2020 at the latest	5
		Improvements to <u>South Park Medical Practice</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£240k	<p>South Park Medical Centre operates from purpose-built surgery premises within the Sevenoaks town centre. The leased premises offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients.</p> <p>To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients.</p> <p>Capital investment will be required to support such development.</p>	By 2020 at the latest	5
		Improvements to <u>Town Medical Practice</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£480k	<p>The Town Medical Practice operates from property within the town centre. The leased premises offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients.</p> <p>To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients.</p> <p>Capital investment will be required to support such development.</p>	By 2016/17 at the latest	5
		Improvements to <u>West Kingsdown Surgery</u> to support additional capacity and increased level of service to new patients arising from	£240k	<p>West Kingsdown Surgery operates from purpose-built surgery premises. The premises offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients.</p>	By 2020 at the latest	5

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Page 24		developments under the Infrastructure Plan within the Core Strategy		To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.		
		Improvements to <u>Westerham Surgery</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£480k	Westerham Surgery operates from purpose-built surgery premises within the Sevenoaks town centre. The leased premises offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients. To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.	By 2020 at the latest	5
		Improvements to <u>Amherst Medical Practice</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£600k	Amherst Medical Practice operates from two facilities within the Sevenoaks. The premises offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients. To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.	By 2020 at the latest	5
		Improvements to <u>Brasted Practice</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£600k	The Brasted Practice operates from modern surgery premises which offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients. To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.	By 2020 at the latest	5
		Improvements to <u>Kemsing Medical Practice</u> to support additional capacity and increased level of service to	£720k	The Kemsing Medical Practice operates from modern surgery premises which offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients.	By 2020 at the latest	5

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Page 25		new patients arising from developments under the Infrastructure Plan within the Core Strategy		To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.		
		Improvements to <u>Oxford Medical Practice</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£720k	Oxford Medical Practice operates from modern surgery premises which offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients. To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.	By 2020 at the latest	5
		Improvements to <u>St Johns Medical Practice</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£840k	St Johns Medical Practice operates from purpose-built surgery premises within the Sevenoaks town centre. The leased premises offer restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients. To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.	By 2020 at the latest	5
		Improvements to <u>Sundridge Medical Practice</u> to support additional capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy	£240k	The Hildenborough Medical Group operates from a range of surgery premises with the branch premises at Sundridge offering restricted accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients. To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients. Capital investment will be required to support such development.	By 2020 at the latest	5
		Improvements to <u>Weald Practice</u> to support additional	£240k	The Weald Practice is a branch site of Tonbridge Medical Group. It operates from basic surgery premises offering restricted	By 2020 at the latest	5

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		capacity and increased level of service to new patients arising from developments under the Infrastructure Plan within the Core Strategy		<p>accommodation which limits the practice in terms of expansion and its capacity to register and treat new patients.</p> <p>To support the delivery of residential development in the town, the practice will need to improve the existing facilities to provide additional consulting space in which to treat new patients.</p> <p>Capital investment will be required to support such development.</p>		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 26</p> <p>Westerham Town Council</p>	<p>25 May 2015</p>	<p>Redevelopment of Pavilion and enhancement of King Georges playing field</p>	<p>Unknown</p>	<p>Currently the field supports the Junior Football Club and the adjoining pavilion, is used by the Council funded Youth Club. The field has tennis and basketball area together with a skate park and playground. The current facilities however are not fit for purpose and with the expansion of the Junior Football Club there is a need to enhance the facilities on site to maximise recreational and sport space for the local community.</p> <p>Greatest demand for a multi sports surface which would enable a wider variety of sports including football, netball, tennis, to be accommodated. In consequence, the pavilion would need to be altered to allow greater use by the community. The full results were published on both the VisitWesterham and Council websites and in the Westerham and Brasted Gazette. The multi-use sport surface would encourage sport participation and the local community has evidenced a need for it.</p> <p>The focus is now moving to establish what is feasible and fundable. Advice from Fields in Trust who are responsible for ensuring our field is used principally for outdoor sport, play or recreation has been sought, and Bond Bryant are generously giving their design advice. Sources of further funding are being explored.</p> <p>The Town Partnership made a successful application for funding from SDC's Big Community Fund for £1250 to support the development of the outdoor gym.</p>	<p>1 - 2yrs</p>	<p>7 / 9</p>
		<p>Overflow parking at Darenth car park</p>	<p>£30-40k</p>	<p>There is very limited parking elsewhere in the Town. (See also application for Pavilion) Sporting activities on the adjacent playing field is driving the increased use and additional development will increase these pressures.</p>	<p>2yrs</p>	<p>7</p>

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		Public toilets	£40-80k	<p>The public toilet adopted by the WTC from SDC is deemed no longer fit for purpose. It is an old stone structure with separate His and Hers facilities. The plumbing and electrics are very old and constantly in need of repair as is the building structure.</p> <p>Replacement of the current facility is estimated to cost £40,000. A new facility at the car park is estimated at £80,000</p> <p>WTC currently has reserves set aside for maintenance and improvement of the existing facility of £7500</p>	18 months (availability of funding)	1
		Pedestrian Crossing on Old London Road, Westerham	£20k	<p>With the development of the housing scheme on the Old School site accessing the Old London Road pedestrian use will increase both to the Town and other resident facilities. The pedestrian walkway on one side of the road is inadequate for additional pedestrians and a crossing would enable safe passage across a very busy arterial road.</p>	18 months (availability of funding)	9
Hartley Parish Council	26 May 2015	Replacement of existing play equipment	£80k	<p>The Parish Council recently replaced the equipment at one of its 3 playgrounds and usage has increased significantly. There is a need in the community for additional, updated playgrounds.</p>	ASAP	1
Chiddingstone Parish Council	28 May 2015	Car park improvements in Chiddingstone	£100k	<p>Not enough parking due to tourist attractions, school parking, weddings and other village events. Currently, there is £7,200 committed from the Parish Council for the project.</p>	ASAP	1
		Car park improvements at Bough Beech	£23k	<p>Residents park on the road and on an area belonging to KCC. This is dangerous and unacceptable. There is insufficient available. Currently, there is £5,000 committed from the Parish Council for the project.</p>	ASAP	1
Leigh Parish Council	28 May 2015	Cricket Pavilion re-development	Unknown	<p>Sport is to be encouraged and is particularly important for rural communities. The cricket pavilion desperately needs updating and requires disabled access.</p>	ASAP	7
		Improvements to kerbing around the village green	£5k	<p>Too many cars and delivery vehicles who drive onto the edge of the Green and damage the existing kerbing.</p>	ASAP	1
		Provision of a zebra crossing	Unknown	<p>Too many cars & hazards for school children and elderly residents crossing the road.</p>	Unknown	1
Dunton Green Parish Council	29 May 2015	Provision of an AstroTurf/all weather pitch	£500k (pitch costs) / £300-500k	<p>There is a lack of all-weather facilities in Dunton Green and across Sevenoaks as a District. DGPC has land which could be utilised for sporting/recreational facilities for the benefit of the District.</p>	2020 – 2025	9

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			(associate works)			
		Provision of floodlighting for multi-use games area (MUGA)	£100k	Improves health and safety in recreation ground. Dunton Green has recently refurbished its outside recreational facilities and to maximise use of the MUGA through autumn/winter, flood lighting is required. This would ensure that the facilities were available to all for a longer period, aiding the health and fitness of people in the District and Dunton Green in particular.	2017 – 2020	9
Knockholt Parish Council	29 May 2015	Redevelopment of the village centre and facilities	£1.5M	The existing village hall is over forty years old and rapidly deteriorating in addition to being very inefficient energy wise. A detailed structural survey concluded that refurbishment would be both expensive and provide only a temporary solution. As a remote village in the Sevenoaks district there is a need for a modern village centre to provide a social hub which would allow village clubs to deliver a wide range of activities to residents across all age groups. A part time medical facility is planned as transport links are very poor and unsuitable for the elderly. Current funds stand at £15,000 before the main grant applications are submitted in July 2015.	2015 – 2018	7
Riverhead Parish Council	29 May 2015	Speed reducing measures along the A224 and A25, approaching Riverhead centre	Unknown	Increase in number of cars will increase road noise generally and late night/weekend speeding when roads are not so busy.	2018 - onwards	1
		Provision of a new zebra crossing for A224, near Tesco	£20-30k	Residents and local business workers will find it increasingly difficult to cross the road safely as the amount of traffic will increase.	2018 - onwards	1
		Planting trees along A224 between Dunton Green and Riverhead	Unknown	Reduce pollution and noise due to the increase in traffic resulting from the development of Fort Halstead.	2018 - onwards	9
Oxford Parish Council	29 May 2015	Development of a “green car park”	£90k	To ameliorate overcrowding in current parish car park and allow the full utilization of the village halls and recreational grounds. To encourage visitors to the historic sites and the village shops	2015 – 2020	1 / 9
		Maintenance of existing toddlers playground and equipment	£2k/yr.	To provide maintenance of existing equipment and remove burden from council tax payments	2015 – 2020	9
		The development of cycleways with route between Oxford and Sevenoaks	£100k	To promote community fitness and accessibility	2015 – 2020	1

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		Acquisition of a youth centre	£1M	To promote youth involvement in the community	2015 – 2020	5
		Installation of a zip-wire at Telston park	£20k	To promote youth involvement	2015 – 2020	9
		Creation of “green car park” to the rear of school playground	£100k	Provide safe passage for all pupils and significantly reduce traffic congestion in the village during school opening and closing times.	2015 – 2020	1
		Improvement to Otford Memorial Hall	£60k	To enhance facilities for the community.	2015 – 2018	7
Ash-cum-Ridley Parish Council	29 May 2015	Upgrade of Hodsoil Street play area safety surface	£3,800 +VAT (£4k)	The current rubber safety mats need to be replaced and no longer conform to the EU regulations. It would be beneficial to install artificial grass along with safety matting underneath.	2yrs.	9
Edenbridge Town Council	29 May 2015	Improvements to existing street furniture	£3k/yr	Maintain and replace street furniture and park benches to enhance the local environment	2015 – onwards	9
		Repairs to the Lingfield Road Pavilion	£35k	To provide high quality sports facilities. The roof of the sports pavilion constructed in the 70's is causing problems with water/condensation damaging the building. The pavilion is used as changing and social facilities for the rugby and football teams and hired out for local private and community events.	2015 URGENT (ETC emphasis)	7
		Improvements to public toilets	£40k	The current toilets are in need of upgrading. The improvements this would enable toilet facilities to be made available for extended hours benefiting residents and visitors. Provision for these improvements was included in the Sainsbury's application which is now not going ahead.	2015 – onwards	7
		Increasing provision for allotments for North & East ward	£8-10k	Identified lack of provision as identified in the SDC Open Spaces review and Recreation ground study (ALLOT 5) Waiting list at existing site	2015 – onwards	9
		Improvements to street lighting	£2k per light	To maintain current street Lights. Approx. 210 lights currently in use and provided by the parish	2015 – outward	7
		Provision of outdoor fitness play equipment	£40k	Currently no equipment provided within parish. Youth Work Consortium Young People's Survey Results 2015 identified this as a need Edenbridge Town Council consultation with older residents and others in 2012 which also identified a need for this equipment.	2015 – onwards	9
		Refurbishment of Marsh Green playground	£50k	Equipment dated and does not provide stimulating or challenging activities for users.	2018	9
		Refurbishment of Recreation Ground playground	£80k	Equipment dated and does not provide stimulating or challenging activities for users	2017	9

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		Refurbishment of Spitals Cross playground	£75k	Equipment dated and does not provide stimulating or challenging activities for users	2016	9
		Refurbishment of Stangrove Road playground	£80k	Equipment dated and does not provide stimulating or challenging activities for users	2025	9
		Installation of a new playground for “wheeled sports” (i.e. scooters, BMX and skaters)	£50k	Provision of small concrete bowl type skate facility for use by scooters, BMX and skaters	2016 – onwards	9
		Playground refurbishment with BMX and Skate Ramps	£50k	Equipment dated and does not provide stimulating or challenging activities for users and is not appropriate for use by scooters.	2016	9
		Drainage improvements at the Recreation Ground	£100k	To provide High Quality Sports Provision. The site is within the flood plain and to maintain the high standard of pitches it requires adequate drainage.	2020	2
West Kingsdown Parish Council	01 June 2015	Flashing speed sign at the village end near to Pells Lane, as traffic calming	Unknown	Flashing speed sign at the village end near to Pells Lane, as traffic calming	Unknown	1
Swanley Town Council	04 June 2015	Sewerage and surface water drains scheme to support a new toilet block on Swanley Park	Unknown	*	Unknown	7
		To build a new community building in Swanley Park	Unknown	*	Unknown	7
Halstead Parish Council	09 June 2015	Replacement of the village hall.	Unknown	The current village hall is very old. Has had major works undertaken but facilities are still in adequate. Demand outweighs capacity	Unknown	7
		New play area / adult outdoor gym	£200k	Current play area is badly situated. Equipment is poor and dated. Adult gym would be a new addition. Currently has £6,000 committed to the project.	2015 – 2019	9
KCC Public Health	16 June 2015	Provision of new sporting and recreational facilities, and open space	Unknown	Access and use of recreational, sporting and leisure facilities including play facilities and community centres can reduce the risk of and support the recovery from mental illness, can impact positively on social isolation, improve engagement in physical activity and reduce obesity in adults and children. The development of infrastructure in line with national standards and with key target groups in mind has a critical role in preventing ill health. In addition, the development of residential units will increase the child population projected to increase by 3.9% from 2015 to 2019. This includes a 5.4% increase in the 0-4 population. This will impact	Unknown	7 / 9

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<p>Page 31</p>			<p>on community children’s health services including midwives, children’s centres, health visitors and school nursing. Accommodating this increased demand will require investment into medical and leisure infrastructure including children’s centres and community services which are the sites generally used for delivery by these health professionals. Children’s Centres and community centres like play facilities provide opportunities for children to interact, play and socialise which are all critical for their healthy development. In addition to increased physical activity which reduces obesity. Children are greatest in number in Sevenoaks Town and St Johns ward.</p> <p>Mental health : The rates of mental health contact rates amongst 18- 64 year olds are highest in Swanley St Marys, Swanley White Oak and Swanley Christchurch and Swanley Village, Kemsley and Sevenoaks Twon Centre and St Johns. Mental Health contact rates for 65+ are greatest in Brastead, Edenbridge South and West and Sevenoaks Town and St Johns, Sevenoaks Eastern and Hextable.</p> <p>Social isolation: Older people are at greater risk of social isolation and loneliness with risk increasing with age. Social isolation and loneliness are associated with increased hospital admissions, increased vulnerability to stroke, heart failure and coronary heart disease. People who are socially isolated are less likely to be compliant with treatment. There is a close association between social isolation and mental ill-health.</p> <p>Residents aged 65 and over are greatest in Brastead, Chevening and Sunbridge, Otford and Shoreham, Kemsling, Fawksham and Kingsdown and Hartley and Hodsoll Street. Residents 85 and over are greatest in Swanley White Oak, Hartley and Hodsoll Street and Brastead, Chevening and Sunbridge.</p> <p>Physical activity : 25.5% of adults in Sevenoaks are estimated to be physically inactive . This is not significantly different from the England average but there is a likely to be a large variation between wards.</p> <p>Obesity : Modelled adult obesity is greatest in Swanley St Marys Ward and Fawkham and West Kingsdown Wards. Childhood obesity at Year R is greatest in Swanley Christchurch and Swanley Village and at Year 6 in those with wards an in addition, SWanely White Oaks, Swanely Christchurch and Swanely Village.</p>		
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				The data referred to above is taken from the Health and Social Care Maps developed by the Kent and Medway Public Health Observatory . They can be assed at http://www.kmpho.nhs.uk/health-and-social-care-maps/sevenoaks/ and are updated as new data becomes available.		
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Organisations Requiring Infrastructure to be developed by Other Organisations

Organisation	Date Responded	Project	Project Lead	Response / Project Description / Justifications	Timeframe for Project	Reg.123 Category
Partley Parish Council 032	26 May 2015	Replacement of portacabin classroom at the pre-school	KCC / Round Ash Pre School	The existing portacabin is in a dilapidated condition.	ASAP	4
		New burial ground and Garden of Remembrance	Unknown	The existing Burial Ground is becoming full and therefore, additional burial facilities are required. Between January and May 2015, there were 8 burials in the old Burial Ground. There is currently only space for 5 more burials in the existing Burial Ground. There is currently £50,000 committed to the project from the Parish Council (a reserve of £50,000 has been set aside to meet the costs)	ASAP	7
Leigh Parish Council	28 May 2015	All weather sports pitch for Leigh Primary School	KCC	More pupils at Leigh School due to new housing provision. Pressure on sports facilities.	2016	9
		Additional Classroom for Leigh Primary School	KCC	More housing being built at Powder Mills and elsewhere. Pressure on school places.	2016	4
Dunton Green Parish Council	29 May 2015	Expansion of Dunton Green Primary School	KCC	Dunton Green Primary School is already oversubscribed. Ryewood Meadows is only 25% complete with the prospect of additional capacity from this development and Fort Halstead. Current demand is not satisfactory and there will be further increases in demand as developments become populated. Dunton Green Primary School should expanded to ensure that it can meet Dunton Green and wider demand.	ASAP (next 12 months for Ryewood Meadows) (remainder over a 8 - 10yr period to meet demand)	4

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Page 33		Medical Facility	West Kent CCG	Existing medical facilities (surgeries in particular) and already stretched. Dunton Green residents have to travel to obtain medical attention. A medical facility was proposed for the Ryewood Meadows development but inexplicably there seems to be little progress here. Additional development in close proximity to Dunton Green (Fort Halstead) only increases the need for such a facility within Dunton Green.	12 - 18 months (5 - 10yrs for future development) ¹	5
		Provision of a ticket office at Dunton Green station	Southeastern	Dunton Green station is unmanned and has an inadequate ticket machine. Given the increased usage which will result from new residents based at Ryewood Meadows and potential for increased demand from Fort Halstead. Given Dunton Green's direct routes into London, a manned ticket office (if only at peak times) or a full ticket machine are required. Discussions regarding Dunton Green being brought into the Oyster Area are ongoing with further potential increases in demand at this station.	ASAP	1
		Maintenance and refurbishment of street lighting	KCC	Lighting inventory on London Road has been neglected and the height of columns through the village is inappropriate given the village setting. Lighting columns should be replaced with something more in-keeping with the village and there should be a budget to facilitate regular painting/refurbishment. The lights detract from village's appearance and detract from the route into Sevenoaks.	5 - 10yrs	7
		Improvements to underpass lighting	KCC	The lighting in and at both ends of the underpass under London Road (next to the primary school) are not fit for purpose. For at least the last eight years the Parish Council has been trying to get these repaired/upgraded. This is an important thoroughfare and given the potential increase in traffic volumes as a result in traffic volumes as a result of the Ryewood Meadows and proposed Fort Halstead development. It becomes increasingly important that there is a safe pedestrian route especially in such close proximity to the primary school.	1 - 2yrs	7

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Page 34		Improvements to lighting at zebra crossings	KCC	Approaches to 3 zebra crossings in the village are dark and pedestrians are not clearly visible to motorists. Introduction of lights at these crossings will ensure the safety of motorists and pedestrians alike. London Road is a key transport link and vehicle speeds are often perceived to be excessive, making use of the crossings more precarious. Increased traffic volumes anticipated following development exacerbate that need for crossings to be improved for safety.	9 months – 2 years	1
		Interactive speed signs to regulate traffic flows/speed	KCC	London Road has a high volume of traffic and the speed at which that traffic flows needs to be regulated. Given the road layout it is not easy to have speed watch groups, interactive speed awareness signs at either end of the village would alert motorists to their speed and help ensure that the 30mph speed limit is observed, especially near the school. Increased traffic volume is anticipated as a result of the proposed development at Fort Halstead; safety through the village is of paramount concern.	1 year – ASAP	1
		Traffic calming on Station Road	KCC / SDC	Traffic calming measures introduced to offset increased traffic volume impacts from Ryewood Meadows are a great cause for concern for residents of Station Road. Incidents of vehicles being unable to pass and the negative impact of the measures has been documented at length to SDC and KCC. Measures need to be reviewed (many residents calling for the “chicanes” to be removed and be replaced by “sleeping policemen”).	2 - 5yrs	1
Riverhead Parish Council	29 May 2015	Cycle path from Polhill-Riverhead-Sevenoaks	KCC	To reduce the number of cars and subsequent pollution and to protect cyclists against the increased number of cars	2018 – onwards	1
		Primary School / Grammar School	KCC	Primary school should be developed at the site of the Fort Halstead development so that children will have access to a local school. Riverhead and Dunton Green schools are already oversubscribed and the situation will only worsen with no school planned for Fort Halstead. Existing grammar schools are already oversubscribed.	2018 - onwards	4

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Oxford Parish Council	29 May 2015	Building of a new primary school on the edge of the village centre with associated staff car parking	KCC	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.	2016 - 2020	4
		Traffic calming along Otford High Street	KCC Highways	To reduce the speed of traffic in the high street and enable pedestrians to have a broader route	2016 - 2020	1
		Development of Palace Tower and Palace Field as a historical asset	Trustees Group	The need to recognise an unrecognised site which was once larger than Hampton Court. Initial costs only provided to cover “condition survey” To prevent further erosion and decay. To enhance the conservation area	2015 - 2020	7
		Facilities to produce visual/audio materials for visually/audio impaired people	SDC	In support of the “Caring Community” to improve communications with the audio and visually impaired. (audio, large print, braille, Moon, Mokaton)	2015 - 2020	Unknown
		Re-instate road and drains in Tudor Drive and Crescent	KHS	The roads are set on a steep gradient and poor drainage has caused undermining and subsidence	2015 - 2020	2
		Provision of width and weight signs for Pilgrims Way East	KHS	To reduce speed and size of traffic in a narrow road with no footways	2015 - 2020	1
		Expansion of existing doctor’s surgery, to include additional consultancy room, minor operations theatre and nurses station	Otford Surgery	To promote community health. Additional infrastructure within the community.	2015 - 2020	5
		Introduction of broad cobbled area between pond and shops	KHS	To slow traffic and create awareness of pedestrians crossing to this central beauty spot.	2015 - 2020	1
		One-way (weighted) sluice by north side of bridge over Darenth for flood defence	Environment Agency	To prevent back-up of flow in high water scenarios. This would reduce flooding of the adjoining drainage stream which provides free outlet to surface drainage of Rye Lane.	2015 - 2020	2
Edenbridge Town Council	29 May 2015	Individual householders flood defence scheme	Environment Agency	To reduce flooding in Edenbridge	ASAP	2
		Edenbridge flood alleviation scheme	Environment Agency	To reduce flooding in Edenbridge	ASAP	2
		Improvements to roundabout at St. Johns Way and Commerce Way	KHS	The roundabout is aesthetically out of keeping with the scale and design of the surrounding road network. Plans have been discussed to remove the metal work and astro turf the centre. This was originally considered with the Sainsbury's and Tesco's planning applications	ASAP	1

Appendix B – Schedule of Infrastructure Plan Responses (May 2015)

Page 36				which are no longer going ahead.		
		Doctors surgery expansion	NHS Trust	Current Surgery working V2 Doctor short.	ASAP	5
		Widening rail bridge to allow great access for lorries	Network Rail	Lorries unable to access town from North, limiting viability of Industrial and retail opportunities. To sustain and encourage local employment and business viability.	ASAP	1
		Provision of a safe walking route from Romani Way to Hever Road	KHS / Kent PROW	To protect residents and children accessing the local schools and town centre facilities.	ASAP	1
		Provision of a safe walking route from Den Cross to Marsh Green	KHS / Kent PROW	To protect residents when walking into Edenbridge	ASAP	1
		Provision of a safe walking route from St Brelades to Railway Bridge	KHS / Kent PROW	To protect vulnerable residents accessing the local facilities	ASAP	1
		Additional primary school places	KCC	Current Primary School at capacity.	ASAP	4
		Improvements to youth provision	KCC	To develop community cohesion	ASAP	7
		Creation of disabled access for Edenbridge Town Railway Station	Network Rail	No disabled access to south platform Edenbridge Station	ASAP	1
		Creation of disabled access for Edenbridge Railway Station	Network Rail	No disabled access to south platform Edenbridge Station	ASAP	1
West Kingsdown Parish Council	01 June 2015	Provision of a roundabout at Fawkham Road/School Lane/London A20	Unknown	Provision of a roundabout at Fawkham Road/School Lane/London A20	Unknown	1
		Provision of crossing over London A20 and library/Gamecock Meadow	Unknown	Provision of crossing over London A20 and library/Gamecock Meadow	Unknown	1

Agenda Item 9

Organisations Not Requiring Infrastructure

Organisation	Date Responded	Reason Given
Sutton and East Surrey Water	20 April 2015	Infrastructure required for the District is expected to be fully funded at the next price review in 2019 (PR2019) through customer bills.
Environment Agency	11 May 2015	There is no requirement for new infrastructure as a result of the scale and distribution of development planned in the Sevenoaks LDF Core Strategy.
Highways England <i>(formally Highways Agency)</i>	14 May 2015	There is no requirement for new infrastructure as a result of the scale and distribution of development planned in the Sevenoaks LDF Core Strategy.
Horton Kirby & South Darenth Parish Council	28 May 2015	There is no requirement for new infrastructure as a result of the scale and distribution of development planned in the Sevenoaks LDF Core Strategy.

Appendix B – Schedule of Infrastructure Plan Responses (May 2015)

Responses Considered Not Part of the Regulation 123 List

Organisation	Project	Project Details	Reason for Removal
Sevenoaks Town Council	Neighbourhood Plan Development	Sevenoaks Town Council has started the process of engaging with the community to a Neighbourhood Development Plan enabling a strategy to be put in place for Sevenoaks for the next 10-20 years. Questionnaires have been delivered to all households and a 10% response received. Work continues on the development of the Neighbourhood Development Plan and Sevenoaks Town Council has set aside approx. £385,000 for projects identified in this process	Project is not considered as infrastructure or part of the current Regulation 123 List.
	Overall Project Management	It is essential that sufficient resources are made available to ensure that the projects are delivered and that there is an overall contingency fund. Sevenoaks Town Council has budgeted £500,000 for this.	Project is not considered as infrastructure or part of the current Regulation 123 List.
Riverhead Parish Council	Medical Practice	Medical practitioners in Sevenoaks are full and no such facility exists in Riverhead or Dunton Green	While considered as infrastructure, the project can be considered as site-specific subject to a private developer. This may not be eligible for CIL funding.
Page 37 Dorset Parish Council	Building of retirement homes for long term aging village population	The 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	While considered important to meeting the local need, the development of retirement housing will most likely be undertaken by a private developer and may be profitable. As a result, this project is considered not to be an appropriate use of CIL receipts.

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Planning Advisory Committee Work Plan 2015/16

7 July 2015	13 October 2015	2 February 2016	19 April 2016
<p>Role of the Advisory Committee and Key Challenges</p> <p>Reconstitution of Joint working Group with Housing & Health Advisory Committee 'Squaring the Housing Circle'</p>	<p>Budget: Service Reviews and Service Change Impact Assessments (SCIAS)</p>	<p>Pest Control Service *</p>	<p>Service Performance</p> <p>Fly tipping *</p> <p>Update on climate change matters **</p>

* transferred to Direct & Trading Advisory Committee work plan
 ** transferred to Housing & Health Advisory Committee work plan

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