

25 January 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 16.01.17



PLEASE NOTE Members of the Public should be aware that there is limited space to observe or listen to the meeting and that whilst every effort will be made to accommodate those attending, admittance to the building may be restricted for Health & Safety reasons.

Planning Advisory Committee

Membership:

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

Agenda

	Pages	Contact
Apologies for Absence		
1. Declarations of Interest Any interest not already registered.		
2. Swanley and Hextable Master Vision	(Pages 1 - 88)	Antony Lancaster Tel: 01732227326
3. Sevenoaks District Flood Risk Assessment	(Pages 89 - 96)	Claire Pamberi Tel: 01732227178

EXEMPT INFORMATION

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

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting. Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

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SWANLEY AND HEXTABLE MASTER VISION

Planning Advisory Committee - 25 January 2017

Report of	Chief Planning Officer
Status:	For Recommendation to Cabinet
Also considered by:	Cabinet - 9 February 2017
Key Decision:	Yes

This report supports the Key Aim of support and develop the local economy

Portfolio Holder Cllr Piper

Contact Officer Antony Lancaster, Strategic Planning Manager, Ext. 7326

Recommendation to Planning Advisory Committee: To support the following recommendations to Cabinet

Recommendations to Cabinet:

- a) To note the public and stakeholder responses made to the Master Vision consultation and the observations made on the stakeholder response
- b) To support the overall principle of regeneration and growth in Swanley and Hextable.
- c) To agree that all elements of the Master Vision are now addressed further within a Local Plan 'Issues and Options' consultation to be undertaken during 2017 with the exception of unsupported aspects, namely, facilitating new or improved Public/Town Council facilities and building a new hotel on the edge of the recreation ground.
- d) To support the undertaking of further studies to assess in more detail the following specific aspects:
 - A development brief focussed on Swanley town centre
 - More detailed master-planning for a new garden village
 - More detailed modelling of transport implications
 - More detailed feasibility work related to the main elements of infrastructure
 - Financial assessment to refine the scale of development required to achieve a 'critical mass'

Reason for recommendation:

To enable Committee Members to consider both public and stakeholder responses made to the Master Vision and to recommend to Cabinet that more detailed work is now continued through the new Local Plan process.

Introduction

- 1 This report provides an update on the Master Vision consultation agreed by the Planning Advisory Committee in July 2016 and Cabinet in August 2016.
- 2 It sets out how consultation was undertaken and provides a summary of the analysis of responses undertaken by the Council's consultants, both in terms of quantitative data taken from direct responses to the questions posed in the survey and more qualitative information taken from the range of comments and representations returned from the public and stakeholders.
- 3 Based on the consultation responses received, the report provides a recommendation for the next stages of progressing the Master Vision work. It discusses how the regeneration work for Swanley and Hextable can be taken forward and refined as an element within the Local Plan preparation.
- 4 The report also outlines some of the detailed work now needed to be commissioned if supported aspects of the Vision are to progress successfully.

Background to the Master Vision

- 5 The PAC report of July 2016 set out the reasons for taking a regeneration process forward and is not repeated in this report.
- 6 Early consultation in February 2016, prior to the development of any scenarios gave sufficient support for progressing ideas towards regeneration and growth, particularly where this would lead to new affordable and family homes and retirement properties, improved health facilities, better public transport and initiatives to cut road congestion, a better range of shops and restaurants as well as retention of leisure facilities and open spaces.
- 7 The PAC report of July 2016 was clear that if these issues are to be addressed effectively the scale of any regeneration would need to have a 'critical mass' capable of attracting sufficient development funding to support a step change in Swanley's infrastructure.
- 8 The ideas contained within the Tibbalds report presented as part of the July 2016 PAC report formed the basis of the public consultation taken forward. The Master Vision has been informed by the views of the people of Swanley and Hextable as expressed at early consultation in February 2016.
- 9 A new Garden Village was specifically suggested so as to ensure new growth did not form another suburban extension of Swanley but rather it could provide a new well designed village containing community features such as

shops and primary school provision with landscaping and buffer zones to ensure separation from the nearby settlements; Hextable and Swanley Village would remain separate communities.

- 10 If development akin to garden village principles were to be progressed in what is currently Green Belt, as part of a new Local Plan, this could be justified as representing an exceptional circumstance required to make the regeneration and growth of Swanley and Hextable a viable proposition.

Representation received by the District Council

- 11 A document described as a petition, directed to local MP Michael Fallon, has been presented to the District Council. The document is headed *Sevenoaks Vision Plan for Swanley* and contains 1,843 signatures from people giving an address within Sevenoaks District. Details are presented at the head of this Master Vision report in order to enable discussion on its contents prior to consideration of the responses received to the consultation survey.
- 12 Each page is headed *'We the undersigned object to the Sevenoaks Vision for Swanley on the following grounds. We do not want to see Swanley's population more than doubled (by 20,000), to see 4,500 homes built on our Green Belt/Prime Agricultural Land, to see high rise apartments and, potentially, to see an additional 9,000 cars on our already congested roads or our air quality to suffer'*.

Some pages contain a footer that states *'This Petition has no political bias. It solely represents the opinions of Swanley residents'*. For absolute clarity the document contains signatures that have been accepted from residents in other parts of Sevenoaks District (including West Kingsdown, Eynsford, Farningham and Fawkham) not just Swanley, Hextable and Crockenhill.

- 13 The District Council's Monitoring Officer advised the Chairman prior to District Council on 22 November 2016 *'that the petition does not meet the requirements of our Constitution and is invalid as it does not state what action it wishes the Council to take, it is a petition to the local MP and not the Council, the statement which accompanied it differs substantially from that which was signed and as a comment on a live planning application it would be wrong for the Council to debate it. The representation will however be brought to Members attention at the Planning Advisory Committee in January. I have carefully considered this as a constitutional matter and am satisfied with the advice I have given, which I will not alter'*.
- 14 The District Council's Chairman agreed with this position and considered that the petition *'is in fact a representation on a consultation and will accordingly be brought to Members attention at the Planning Advisory Committee in January'*.
- 15 With reference to the specific grounds to which signatories are objecting:
- *Swanley's population more than doubled (by 20,000)*. The Master Vision does not set forward an increase in Swanley's population of 20,000. It

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goes no further than suggesting up to 1,500 new homes around the centre of Swanley and 3,000 as part of a new garden village to the east. On this basis therefore a 20,000 increase in population would represent an average household size of 4.44 in new development and more if single person accommodation and homes for older people are excluded. Current average household size in all wards in Swanley and Hextable is 2.5 other than Swanley White Oak which is 2.2 (2011 census, ONS).

- *4,500 homes built on our Green Belt/Prime Agricultural Land.* The Master Vision does not propose 4,500 homes to be built on Green Belt/Prime Agricultural Land. (The figure for the suggested Garden Village is up to 3,000 homes).
- *High rise apartments.* The covering statement makes reference to the U+I planning application in Swanley town centre. This is not part of the Master Vision. As a comment on a live planning application it would be wrong for the Council to debate it, as has been advised by the Monitoring Officer. The U+I application has now been withdrawn.
- *An additional 9,000 cars on our already congested roads or our air quality to suffer.* The Master Vision does not propose an additional 9,000 cars. (It places an emphasis on improvements to public transport and reducing the need to travel and identifying that further detailed feasibility work will need to be undertaken in order to set out how sustainable transport solutions will be achieved).

- 16 It therefore seems clear that the scale of Vision around which the representation has been structured goes some distance beyond that which has actually been set out and consulted upon in the Master Vision.
- 17 The statement added to the front of the representation states that *‘The signatories wish Swanley to remain, as it is, a small rural market town, we do not want to see a massive increase in our population as the infrastructure could never cope. However, we all appreciate that the town does need to be revitalized and refurbished. We are looking for our agricultural land and Green Belt to be protected and any additional housing to be provided from Brown Field development’.*
- 18 It is not absolutely clear what interpretation should be given to the representation as the context given when seeking signatures doesn’t accurately reflect the details in the Master Vision consultation and in part it was intended as an objection to a planning application. The already established policy position that supports regeneration of the town centre is not referenced; nor is the need to manage the increasing pressures for growth (reflecting Government’s national priorities) that are facing Swanley and Hextable. In this regard, no viable alternatives to the Master Vision approach are offered for establishing the ‘critical mass’ needed for funding a ‘revitalized and refurbished’ town with the infrastructure it needs.

The form of public consultation

- 19 The consultation undertaken for the Master Vision represents one of the largest ever undertaken by Sevenoaks District Council. It was specifically designed to be as inclusive as possible allowing the opportunity for representation from all people living and working in and around Swanley and Hextable. Taking this approach has helped to ensure a high response rate and a very high level of statistical confidence can be attributed to the data provided which in turn will be able to contribute to a robust evidence base for any future work on the new Local Plan.
- 20 Public consultation was undertaken between 7 September and 2 November 2016 and was masterminded by the District Council's Communities and Business Team. An extended consultation period was undertaken to help provide sufficient opportunity for responses to be made. The focus of consultation was a public survey. The survey was shared with Members on 6 September 2016, prior to issue, in order to allow any concerns to be raised.
- 21 The survey was sent to 9,800 households and businesses in postcode areas BR8 7 and BR8 8 together with stamped, addressed return envelopes. Multiple returns could be provided from individual households as long as each return could be attributed to a different household member.
- 22 An external company, Lake, were employed to process the responses to the survey. This included quantitative assessment of responses to questions and more qualitative analysis of comments returned.
- 23 Details of the consultation were provided as part of the Swanley and Hextable newsletter delivered to homes and businesses in the BR8 7 and BR8 8 postcode areas (Swanley, Hextable, Crockenhill and Swanley Village) from 12 to 16 September.
- 24 Half page adverts were taken out in the Dartford and Swanley News Shopper on 14 and 21 September and a briefing was held with a News Shopper reporter on 2 September 2016. The consultation was promoted widely over social media including Twitter and Facebook.
- 25 Residents were invited to find out more by:
 - Attending one of the drop in sessions in Swanley town centre and Hextable (see details below)
 - Viewing the Master Vision online at www.sevenoaks.gov.uk/swanley&hextable
 - Viewing a copy at Swanley Link
- 26 Drop in events in Swanley took place at 38/39 Swanley Centre (next to Wilko) from 11am to 4pm on Thursday 22 September, Friday 23 September and Saturday 24 September. Immediately in advance of the drop in sessions

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- (20 and 21 September) postcards publicising the consultation were handed out to both outgoing and returning commuters at Swanley Station.
- 27 Drop in events in Hextable took place at Hextable Village Hall from 9am to 9pm on Friday 23 September.
 - 28 Drop in events at the White Oak Leisure Centre took place on Tuesday 27 September (11am to 9pm) and Saturday 1 October (11am to 4pm). Information about the consultation was left (unmanned) at White Oak Leisure Centre until Wednesday 2 November.
 - 29 Following a request from Crockenhill Parish Council a further drop in session was arranged for Crockenhill Village Hall on Tuesday 18 October (6pm to 9pm). Some of the more southern, rural parts of Crockenhill Parish lie in postcode area BR8 6 and did not receive the mailed out survey. For these areas copies of the survey were both made available through, and promoted via, Crockenhill Parish Council. The District Council was later thanked by the Parish Council for facilitating this process.
 - 30 Frequently Asked Questions (FAQ) sheets anticipating the main enquiries likely to be forthcoming, were made available to all staff and to those dropping in at these sessions.
 - 31 Staff involved in the consultations have advised that the groups of people visiting the sessions were wide ranging; see appendix 4.
 - 32 As the Master Vision concerns Swanley and Hextable over the next 20 years, responses were particularly encouraged from younger age groups. To help enable responses from younger, harder to reach people a visit was made to Orchards Academy where the survey questions, with simplified explanatory text, were completed by 107 pupils in one session held on 22 November 2016.
 - 33 The survey also allowed space for respondents to return comments and this has helped to provide a qualitative response. Lake consultants have provided an analysis of the comments returned.
 - 34 Stakeholders on the District Council's database were invited to return more focussed comments around their particular areas of interest or expertise. This included Swanley Town Council and surrounding Parish Councils.
 - 35 Stakeholders were advised by email of the forthcoming consultation before it began and were then invited to a separate stakeholder consultation which was held in the evening of Thursday 27 October 2016 at Swanley Link. Those attending were able to find out more and were encouraged to respond to the consultation.
 - 36 A business breakfast was held on Wednesday 19 October 2016 at Swanley Town Council. This provided an opportunity for the local business community to find out more about the Master Vision and to focus on issues of direct interest such as implications for employees, premises etc.

- 37 In addition to the survey being undertaken by pupils at Orchards Academy a visit was made to Downsview Primary School on Wednesday 19 October 2016. This does not form part of the consultant's analysis but summary details are attached at appendix 5 for information.
- 38 A meeting of the Local Strategic Partnership on 29 September 2016 was given over to a workshop for the Master Vision and the results provide useful evidence behind the views of those stakeholders represented at the event.
- 39 Finally a meeting was held on 10 October 2016 with the Head Teachers and Governors of Orchards Academy and St Mary's Primary School together with the Business Manager from Orchards Academy, KCC, the diocese of Rochester and TKAT the Academy Chain of which Orchards forms part. Follow up discussions were then held at each school to encourage responses.

Consultation results - public

- 40 The consultant's report has been attached as appendix 1 and provides details of methodology and data. The profile of respondents, including by age, is set out on page 10 of the report. The report summarises the comparative unweighted data (raw data) as compiled by the consultant.
- 41 A summary chart of findings for all respondents can be found on page 8 of appendix 1 based on a sample size of 1,838 respondents.
- 42 Overall, the level of response has been such that the margin of error (confidence interval) in the figures being reported is +/-2.42% and that one can be 95% sure of accuracy (confidence level). The low confidence interval and high confidence level can both be taken as indicators of the robustness of the results coming out of the consultation exercise undertaken. Further detail is given on page 7 of appendix 1.
- 43 **In summary there is support for the principle of regeneration of Swanley and Hextable, although not all elements suggested in the Master Vision were seen as attractive propositions. The following, larger items contained in the survey attracted a strong level of support with the gap between the agrees and disagrees being at least 15 percentage points (and in some cases much more):**
- A new garden village with spacious family friendly housing.
 - A new health/medical and leisure facilities built on a small part of the existing recreation ground.
 - An improved education campus at Orchards Academy.
 - Redevelopment of the Bevan Place car park and former Working Men's Club site with active ground floor uses.
 - Improvements to the range and opening hours of shops and restaurants in Swanley town centre.
- 44 There were exceptions to this level of support in the following cases:

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- Options for new or improved Public/Town Council facilities and building a new hotel on the edge of the recreation ground were not supported;
- There was a divided response for building apartments in Swanley Town Centre possibly influenced by the U+I planning application;
- Strong support was returned by Orchards pupils but responses were otherwise more divided for:
 - moving Swanley Station
 - creating a station halt as part of a new garden village;

Observations from drop-in sessions

45 Observations on comments made by people at the drop-in sessions also provide useful additional, information about people's interests and concerns:

- Many people were confused by the U+I application and concern about '13 storey' blocks of housing.
- People were concerned about the impact of the Master Vision on infrastructure and services. This includes:
 - Roads, cars and traffic flow
 - Health care facilities
 - Education facilities
- Local people had very strong views about the closure of local community facilities in Swanley and did not understand the different roles of the tiers of local government structure operating in their area.
- Many local people also used the consultations as a means to voice local concerns that did not relate to the Master Vision.
- Some people expressed concerns about their perceived high level of development in Swanley compared to other areas of the District.
- There was a concern about the lack of affordable homes in Swanley and people were clear this wasn't social housing. Many wanted to make sure local people had an opportunity to get their foot onto the property ladder. Shared ownership options were popular. Some families were concerned about the lack of more spacious housing for them to move into and stay in the area.
- There was a general lack of understanding from some people about the nature of a Master Vision. Many expected it to go into detail about infrastructure, or didn't understand that development was necessary to facilitate improvements in infrastructure.

- Most people wanted to see some type of improvements to Swanley station, however, there was a split between those seeing the benefit of moving it closer to the town centre, while others preferred to see links with the town centre being improved.
- People in Hextable were concerned about whether Kent County Council was going to build on the Oasis Academy site.
- People were positive about how good the local schools were and wanted to see improvements for Orchards Academy.
- People wanted to see the recreation ground feel safer and find ways to encourage better community use of the space.

46 Observations made by staff who facilitated the drop-ins is also of interest:

- We had to negotiate with a local protest group to ensure people had fair and open access to the consultation.
- There were many people who came to the drop ins for information as they had not yet submitted their response and wished to consider all the issues fully before they did so.
- People seemed interested that the Master Vision would be a template that would ensure a greater sense of local control over the way development and resulting future infrastructure improvements would happen.
- People supported encouragement of the number of people using rail and bus transportation but were unsure of whether we would actually be able to encourage people away from cars.
- Most people felt very strongly about the recreation ground and valued it as a community space. However, people who visited the consultations did appear to find the artist's impression of the health and leisure facilities on the edge of an improved recreation ground useful. Some of the issues raised by people included:
 - Feeling safe was important. Having an overlooked space might help this.
 - Positive reactions to a community hub and improved open space that might encourage different and greater community uses, such as music performances, open air cinema or places to enjoy lunch and meet friends.
 - Positive reactions to a new health and leisure centre on the edge of the recreation ground.
- People didn't appear to find the 'blue blob' on the map particularly helpful in understanding the Garden Village proposal, which in concept, is meant to provide lower density housing, surrounded by

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parks and open spaces. It led to many thinking this would have considerably more development than was actually envisaged. The strongest feelings on this proposal came from those who live on the eastern side of Swanley, particularly those in on near Archer Way and Swanley Village.

47 Key messages recorded from businesses at the breakfast drop-in session were:

- Some concern that the Master Vision should consider the need for more modern industrial space in Swanley, particularly small modern units of 2,000-3,000 m² in size.
- Wanted to ensure leisure facilities were within easy reach.
- Concerned about the lack of vibrancy in Swanley town centre and the dominance of Asda.
- Recognized need for housing with more room and space and something that works in the local context.

48 Key messages from young people at Orchards Academy:

- Young people at Orchard's Academy for years 7, 8, 9 and 10 were encouraged to think about Swanley as a place over the next 20 years; somewhere they will need to find housing, work, start and raise a family and the types of facilities that would be important to them.
- Pupils were generally very positive about the Master Vision for Swanley reflected in the survey results in appendix 1.
- 107 pupils completed the survey.

49 The results of the consultation are being made available on the District Council's website and will be publicised more widely in the February issue of the Swanley and Hextable Newsletter and via a brief summary in the April issue of In Shape.

Consultation results - stakeholders

50 Stakeholders responses are compiled and summarised in appendix 2. Observations on the key points raised are as follows:

51 **Swanley Town Council** - It is encouraging that Swanley Town Council accept the need for regeneration and the points made about scale of ambition and potential impact on the local community are extremely valid. Concerns about the level of detail set out in the Master Vision and the need for landowner consultation are noted; current work has been 'high level' and if taken forward the next stages will need to be developed in much more detail via the new Local Plan.

- 52 **Hextable Parish Council** - The objection to development of nursery sites and the Egerton Nursery site in particular is noted as is the preference for growth to the north and east of the settlement as being set out in the emerging neighbourhood plan. The objections to the development of prime agricultural land and Oasis School playing fields are also noted as is the 'no objection' to development of previously developed land at Oasis School.
- 53 **Crockenhill Parish Council** - The recognition that Swanley needs updating and improving is noted as is the concern that the scale proposed is seen as being over ambitious and will impact on green belt and green spaces. The importance of identifying a timescale to sequence events, of ensuring direct consultation with landowners and providing for any essential infrastructure is recognised and more detail will need to follow as part of any further work to take the Master Vision forward.
- 54 **Swanley Village Residents' Association** - Concerns that are expressed about maintaining identity by separation of Swanley Village from other settlements are noted, as is the importance given by residents to the surrounding countryside.
- 55 **Kent County Council - KCC Highways** - Support for the vision is welcome as is concern expressed about pressure on services linked to funding availability for infrastructure. SDC will be pleased to discuss further with KCC. Support for improvements to highways and transport service infrastructure and provision of residential development around Swanley Railway and town centre is welcomed. The need for further detail on traffic management action, parking provision, bus and rail integration, cycle and pedestrian links and access to bus stops is noted. SDC welcome working with KCC on the detail needed in relation to achieving more sustainable traffic movements and managing potential future travel demand.
- 56 KCC support for transformational growth as long as sustainability measures are achievable is welcomed as is the recognition that a new rail halt and relocating the station could help to do this.
- 57 Reference to the South East Local Enterprise Partnership funding package secured from the Government's Local Growth Fund in 2014 is noted. It is understood by SDC that this is specifically for improvements to the existing Swanley Railway station in addition to CIL and s106 contributions, as would need to be agreed through the CIL governance board, and additionally that the funding proposed by SDC for the development must be secured before proceeding.
- 58 **KCC Education** - KCC confirmation that they do not envisage the closure of the Oasis Hextable Academy to be 'temporary' is noted as is the expansion of Orchards Academy to 6 forms of entry causing a number of issues. SDC will welcome involvement in further discussions around potential options for St Mary's CE School and Orchards Academy.

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- 59 The commentary on provision and funding implications for scenarios 1 to 3 for both primary and secondary education provision is very useful and welcome.
- 60 **KCC Property and Land Ownership** - Concerns regarding the movement of St Mary's CE Primary School to redevelop the site and replacement of the youth hub are noted.
- 61 **KCC Minerals and Waste** - Consideration needing to be given to 'identify and safeguard mineral reserves - specific regard to Policy DM7: Safeguarding of Minerals' is noted and can be addressed via the new Local Plan. The information that the County Council's waste management facilities will be close to operating capacity is also noted. SDC will be happy to enter further discussion with KCC on mitigation projects and quantum of additional demand.
- 62 **KCC Biodiversity** - The more detailed consideration needed for specific biodiversity elements and landscape connectivity is noted.
- 63 **Kent County Council Property (separate response)** - Support for the Master Vision's ambitions is welcomed and it is noted that the medium scenario is preferred. Confirmation of KCC's promotion for redevelopment of two former school sites (former Birchwood Primary School and Oasis Academy) is noted as is the preference for housing development rather than a new sports hub at the Birchwood location. The suggested focus on redundant agricultural, nursery and education sites is noted as is the suggested review of other Greenfield land parcels that no longer contribute to the open character of the Green Belt would also help.
- 64 **Orchards Academy** - As a central part of the community, the School recognises the need for investment in the future growth of Swanley and in general are in support of the Master Vision. The school buildings are not capable of taking large numbers so there would need to be substantial investment in the school to accommodate a potential influx of new families. Orchards would also welcome the addition of a sports centre on site that could be shared between the school pupils and local community. Further investment in infrastructure is required with the immediate need for a better bus service to the more rural parts of Swanley. Working alongside outside agencies such as Supajam and Walk Tall Orchards are also providing education for those pupils who would have fallen into the NEET category so are providing a service to the Local authority as well as pupils.
- 65 **St Mary's CE Primary School** - The Governing Body confirm, for the purposes of the Master Vision that it is the intention to increase the size of the school and nursery from one to two form entry, as soon as possible. They understand that this may necessitate building onto the existing school, or starting a new school building whilst using the existing school building; and that any new build, using the same site, may involve two stories. It is not an intention to share the site with housing, for example, at any stage and consider the site size to meet present needs. The Governing Body are aware that the adjacent site (known as St Mary's Youth and Community Centre) is

also designated for school use, but has not been used as such since 1993. They would appreciate increasing the present site to include this site, and understand that this would mean that further building was not necessary.

- 66 **Dartford, Gravesham, Swanley Clinical Commissioning Group (CCG)** - Acknowledgement of the suggested transformational growth is encouraging as is the openness to an integrated health and wellbeing facility for the current two GP practices. Concerns over funding and reducing congestion are noted and further detail on these aspects will form part of the next stages of work if developed through the new Local Plan.
- 67 **The Oaks Partnership** - The support of the Oaks Partnership for new development in Swanley is welcomed as is recognition of the need to focus on the benefits of increased health and wellbeing provision. It is noted that the volunteer sector and commissioned community resources will have a key role to play.
- 68 Support for the health centre being part of a leisure centre is particularly welcomed and it is noted that the health and wellbeing centre would need to be large enough to house community services, commissioned health services (GP services, community nursing, physiotherapy, podiatry, school nursing, speech and language therapy and health visitors). The preference for a central location is noted as is the need to resolve traffic concerns and accessibility.
- 69 Comments on aspects of site suitability are welcomed and noted; in particular the importance of staff wellbeing, noise control, natural light, ground floor access for the elderly, car parking, green spaces with plenty of trees and the need for flexible space.
- 70 **South Eastern** - Observations on the option of rebuilding the station in its current location are noted. SDC have been party to the discussions setting out how the scheme is realistic in terms of deliverable benefits, value for money and can be delivered within the restraints of the funding conditions. South Eastern uncertainties around the station halt and relocated Swanley Station options are noted and further more detailed discussion would be welcomed.
- 71 The South Eastern preference to continue with improvements at Swanley Station in its current position as a realistic deliverable scheme is noted, including specific points about ensuring better aesthetics and security, improved pedestrian access and cycle routes to the station, improved street furniture and lighting and improved bus service provision and access to the current station.
- 72 **Network Rail** - Support for the preparation of the Master Vision, for development and growth in the area and the key principles of maximising rail links and investing in transport infrastructure is welcomed. The support for the high level objectives of the proposed improvements to the station design and its environments is also welcomed and it is understood that the costs and impacts of any new infrastructure will need to be fully addressed

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particularly the feasibility and viability of any relocation of the station. Network Rail's openness to further discussion for the relocation of the station and halt station options is welcomed.

- 73 **CPRE** - The clear concern about development in the Green Belt is noted; development of a Garden Village in the Green Belt cannot be progressed unless 'exceptional circumstances' are identified. Air quality, congestion and adequate car parking are all recognised as concerns that would need to be addressed in more detail if work on the Master Vision is progressed. Similarly concern around Swanley's many green spaces is well represented and this is an issue where more detailed work on the Master Vision could play a positive role around improvements to both the quality and inter-relationship of green infrastructure.
- 74 **White Oak Bowls Centre** - A range of concerns and observations are raised and are noted :
- Railway cuts the town in half; solution - deck over the railway
 - Opposition to development on recreation ground. Hotel not suitable
 - Concerns about the absence of affordable housing
 - Concerns about the provision of medical clinics for Hextable residents
 - Propose College Road nursery (brownfield site) for development instead of Green Belt
 - More information needed regarding Garden Village
 - Railway halt will clog the new residential streets with traffic
 - New care home must be affordable and provide sufficient parking
 - More parking must be considered elsewhere for station with the loss of Bevan Place car park and relocating near town centre - 200 additional spaces (multi-storey)
 - Leisure site (Hilda May Avenue) should remain for its current use
 - Entrance to Swanley lies closer to the motorway intersection than proposed in the plans
 - Hextable Gardens should remain as an open space
- 75 At the Local Strategic Partnership meeting of 29 September 2016 a group discussion was facilitated around the Master Vision consultation. As well as Sevenoaks District Council, the following stakeholders were represented: Kent County Council (including Public Health, Early Help and Prevention and Area Schools Officer), Kent Fire and Rescue Service, Kent Police, West Kent Extra, West Kent Housing, Moat Housing, Sencio Community Leisure, Age UK, Imago and Sevenoaks Churches Together.
- 76 LSP minutes are attached as appendix 3 and item 5 of the minutes refers. All key messages of the consultation were supported in principle.

Relationship to the Local Plan

- 77 To date the Master Vision has been progressed as a piece of work distinct and separate from the new Local Plan as it has been a long held ambition by SDC to regenerate Swanley. Consultants have advised on the potential elements which, taken together, might lead to regeneration and growth.
- 78 Public and stakeholder views have provided important evidence behind which elements of the Master Vision might be taken forward. It would now be appropriate for those elements that are to be developed further to be progressed as part of the new Local Plan process.
- 79 The new Local Plan has been underway since June 2015. Early stages of plan making have been concerned with gathering together a wide ranging evidence base in order to help inform future decision making. An important principle is that the plan will be led by the evidence and it is important to note that not all findings will be consistent. Hard choices lie ahead in terms of the balance in weight that will need to be given to differing evidence. This will be a key role for the Local Plan process.
- 80 The work and consultations undertaken on the Master Vision so far can represent an important addition to the Local Plan evidence base for the potential regeneration and growth at Swanley and Hextable.
- 81 The next stage for the Local Plan will be to set out, amongst other things, options for a District wide development strategy to 2035 and in forming this strategy the role to be played by Swanley and Hextable will form one distinctive and important element.

Summary and next steps

- 82 The consultation process for the Master Vision represents one of the largest undertaken by the District Council to date.
- 83 The responses to the survey questions indicate clear support for taking forward a process of regeneration and growth for Swanley and Hextable. Support is particularly strong amongst younger respondents, who are the ones most likely to be the beneficiaries of the new homes and infrastructure set forward in the Master Vision.
- 84 Some elements of the Master Vision attract greater support than others and a few are not supported. **In summary there is support for the principle of regeneration of Swanley and Hextable, although not all elements suggested in the Master Vision were seen as attractive propositions. The following, larger items contained in the survey attracted a strong level of support with the gap between the agrees and disagrees being at least 15 percentage points (and in some cases much more):**
- A new garden village with spacious family friendly housing.
 - A new health/medical and leisure facilities built on a small part of the existing recreation ground.

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- An improved education campus at Orchards Academy.
- Redevelopment of the Bevan Place car park and former Working Men's Club site with active ground floor uses.
- Improvements to the range and opening hours of shops and restaurants in Swanley town centre.

- 85 A number of the representations returned express some caution around the final scale of regeneration that might eventually be taken forward and any disruption when work is being undertaken. This is clear in responses returned from Swanley Town Council, Hextable Parish Council and Crockenhill Parish Council and some of the infrastructure providers and stakeholders as well as members of the public. These are valid concerns will need to be considered sympathetically and in more detail as planning work progresses.
- 86 There is also an element of scepticism in public responses around the ability to actually achieve some of the project ideas set out within the Master Vision and whether existing infrastructure deficiencies can actually be resolved and not made worse as a result of further growth.
- 87 A key implication to be taken forward is that further work will be needed to fully understand the ambition and detail of each project in order to make sure that infrastructure remains sufficient to both cater for new development and address problems already existing in the area. As part of this, more detail will be needed around deliverability, in particular further clarity on the levels and timing of funding. This is not to say that individual project elements, such as a new leisure centre, cannot be taken forward in advance of further work related to the overall Vision.
- 88 For the forthcoming Issues and Options consultation on the Local Plan, to be undertaken during 2017, there remains sufficient support to progress much of what has been suggested in the Master Vision for further, more detailed, consideration. Members have already agreed to an Area Action Plan element within the new Local Plan at Planning Advisory Committee in July 2015).
- 89 The Master Vision makes further recommendations on taking forward the work and the areas where further detailed studies will be required if the process is to be informed effectively are likely to include:
- A development brief focussed on Swanley town centre
 - More detailed master-planning for a new garden village
 - More detailed modelling of transport implications
 - More detailed feasibility work related to the main elements of infrastructure
 - Further financial assessment to refine the scale required to achieve 'critical mass'

Other Options Considered and/or Rejected

The Council has provided a policy commitment within its adopted development plan to taking forward a regeneration process for Swanley. Not undertaking work to assess options for regeneration and growth would therefore not accord with this commitment.

Key Implications

Financial

Production of the Master Vision work and any further related studies will be funded from the Local Plan reserve.

Legal Implications and Risk Assessment Statement.

There are legal implications if Master Vision work is progressed further as part of a new Local Plan. 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 further progression of a Master Vision as an element 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

A Master Vision has been prepared and consulted on for the regeneration and growth of Swanley and Hextable. Consultation responses provide sufficient support for progressing work as part of the new Local Plan.

Appendices

Appendix 1 - Public Consultation Written Report - Lake Market Research

Appendix 2 - Summary of key issues raised in stakeholder responses

Appendix 3 - Minutes of the Sevenoaks District Local Strategic Partnership. Held at SDC Offices, 29 September 2016

Appendix 4 - Groups of people visiting the drop-

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in sessions for the Swanley and Hextable Master Vision

Appendix 5 - Key messages from young people at Downsview Primary School

Background Papers

[Report to Planning Advisory Committee - 7 July 2015 - Local Plan work programme](#)

[Report to Planning Advisory Committee - 20 July 2016 - Swanley and Hextable Masterplan](#)

Richard Morris
Chief Officer for Planning

Appendix 1

**SEVENOAKS DISTRICT COUNCIL
MASTER VISION FOR SWANLEY AND
HEXTABLE
PUBLIC CONSULTATION
WRITTEN REPORT**

Prepared by Lake Market Research for Sevenoaks District Council

Date: December 2016

This report complies with ISO: 20252 standards and other relevant forms of conduct



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1. BACKGROUND, OBJECTIVES AND RESEARCH CONTEXT

1.1 BACKGROUND AND OBJECTIVES

Sevenoaks District Council has prepared a 'Master Vision' to be used in the development and regeneration of Swanley and Hextable. This 'Master Vision' was informed by the results of a consultation carried out in February 2016 during which a number of priorities were identified.

In order to accurately quantify residents' views and opinions of the proposals, a further public consultation was undertaken encompassing an online questionnaire and self-completion postal questionnaire running from 7th September to 2nd November 2016.

As part of the consultation, Sevenoaks District Council held six drop in sessions in Swanley and Hextable and various other events throughout September and October engaging with different stakeholders. This gave local people the opportunity to see the Master Vision and understand its place in planning policy and also talk to SDC staff about the plans. The public consultation was promoted throughout the area and public participation in the events was encouraged to enable people to understand the vision and ask any questions before completing the consultation questionnaire. It is estimated that these sessions attracted over 1,000 people and additional consultation questionnaires were also distributed to attendees.

The questionnaire was divided into eight sections with each section including a detailed description and images (where possible) of the proposals. Respondents were then asked to indicate their level of agreement with a number of proposals within each section.

The primary objective was to ascertain and understand the views of residents and business owners in Swanley and the surrounding areas on the proposed improvements to Swanley town centre and for the wider Swanley town and Hextable Parish.

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In order to achieve this, SDC commissioned Lake Market Research to manage the survey process including distributing the postal questionnaire, managing the online survey, processing and analysing all submissions to produce an independent and impartial report detailing the views of residents.

In addition a smaller scale consultation was undertaken to reach out to and include views from younger people. With support from the Head Teacher at Orchards Academy in Swanley, a secondary school serving the local area, staff from Sevenoaks District Council and Lake Market Research were granted to access engage with children on this topic.

1.2 METHODOLOGY

In order to ensure that all residents had an equal opportunity to give their view, 9,800 households and businesses within the 'BR8 7' and 'BR8 8' postcode areas were invited to participate in the consultation via two methods:

- A self-completion paper questionnaire including a pre-paid return envelope sent out to a sample of 9,403 households and 397 businesses in the Swanley and Hextable area (addresses were provided by Sevenoaks District Council from its Local Land and Property Gazetteer).
- An online version of the questionnaire was published on the Sevenoaks District Council website for completion.
- To reach the more rural areas of Crockenhill lying outside of the specified postcode areas, the consultation questionnaires were distributed with the copies of the parish magazine by Crockenhill Parish Council; questionnaires were also made available in the Parish Council offices.

SDC encouraged multiple submissions from households so as to not limit responses to one response per household; responses from young people were also encouraged. If names and/or addresses were not provided on the questionnaires the submissions were excluded as stated on the final page of the questionnaire. If consultees completed both an online and paper version of the questionnaire, the latest submission received was processed and any previous submissions were discarded taking into account that the respondent may have changed their opinion.

Following a review of the data obtained from the main consultation, a secondary small consultation was undertaken to engage the younger age group at Orchards Academy. Staff at the school selected different classes from years seven, eight and nine (age range 11-14 years) to attend a presentation given by Sevenoaks District Council and subsequently the pupils completed a consultation questionnaire on a tablet supplied by Lake Market Research.

Parents and / or guardians were advised in advance that children attending the Orchards Academy maybe asked to participate in the consultation.

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The original consultation questionnaire was adapted slightly to use more child-friendly terminology; however, care was taken to avoid any alterations in wording that could change the meaning of the proposals.

Lake Market Research was on hand to assist the children with the operation of the tablets and answer any queries in relation to the questionnaire.

The survey comprised questions based on a rating scale from 'Strongly Agree' to 'Strongly Disagree' as well as a 'This does not affect me' option. Consultees were then given the opportunity to submit comments on the proposals in a free text area within the questionnaire. Lake Market Research has quantified these by grouping them into common themes.

All research conducted by Lake Market Research abides by the Code of Conduct and we are a member of the Market Research Society.

1.3 SAMPLING

The **confidence interval** (also called margin of error) is the plus-or-minus figure usually reported. For example, if you use a confidence interval of 4 and 47% percent of your sample picks an answer you can be "sure" that if you had asked the question of the entire relevant population between 43% (47-4) and 51% (47+4) would have picked that answer. The **confidence level** tells you how sure you can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 95% confidence level means you can be 95% certain; the 99% confidence level means you can be 99% certain. Most researchers use the 95% confidence level.

Confidence Level	95%
Sample Size	1,816
Population	22,485*
Percentage	50%
Confidence Interval	+/- 2.2%

*We have assumed that the majority of pupils who participated in the consultation at Orchards Academy reside in the five wards of Swanley and Hextable.

When we put together the confidence level and the confidence interval and using the worse case scenario where the answer is completely divided 50/50, we can say that we are 95% sure that the true percentage of the population (22,485) would answer between 47.8% and 52.2% (+/- 2.2%). Therefore, this can be considered a robust sample.

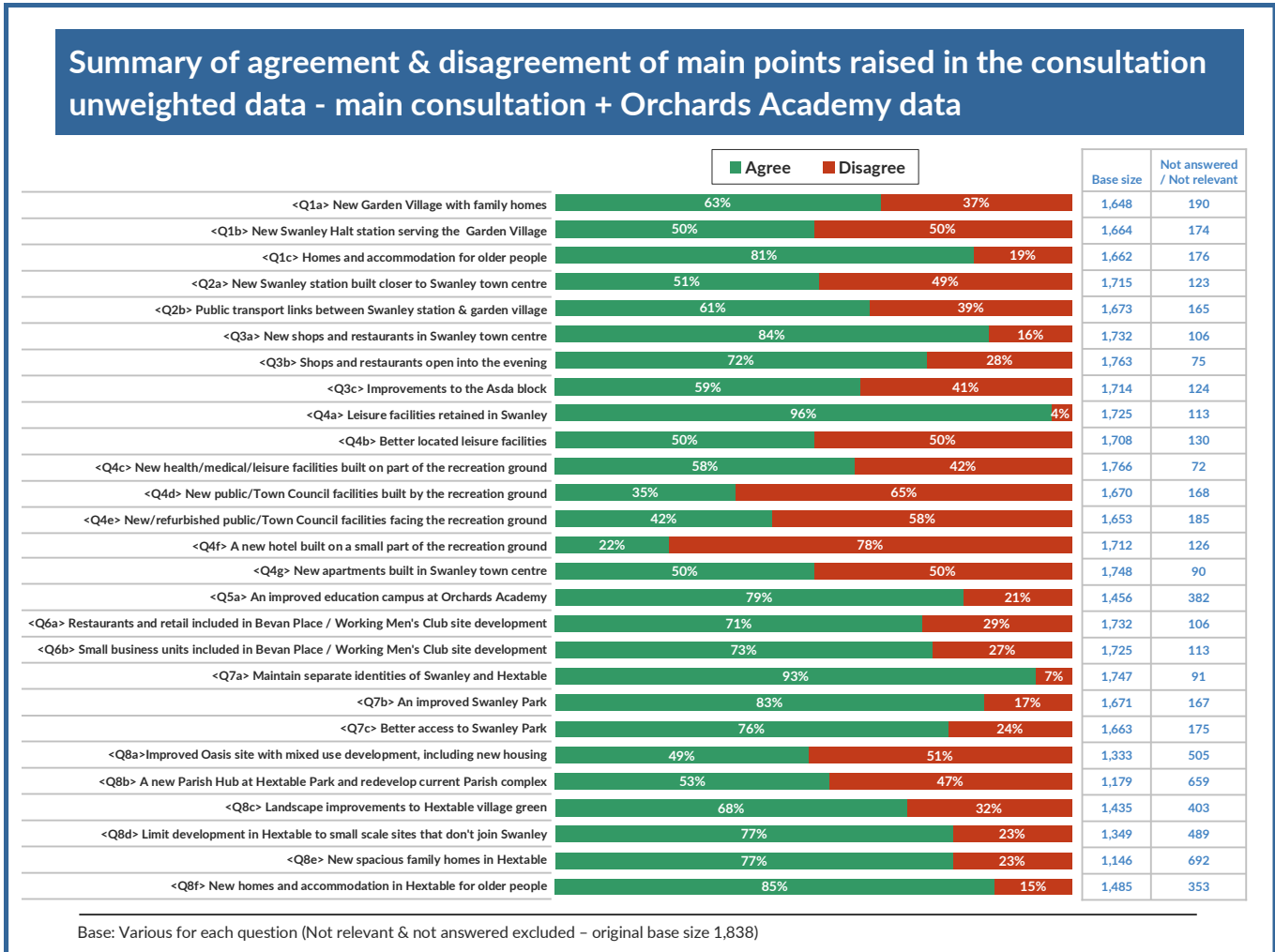
1.4 ACKNOWLEDGEMENTS

We would like to thank all those who took the time to complete the consultation documentation.

2. EXECUTIVE SUMMARY

2.1 SUMMARY OF RESULTS

The following summary chart shows the level of agreement and disagreement with the 27 proposals put forward in the questionnaire.



Some 20 out of the 27 proposals were supported by more than 50% of residents with 10 proposals being supported by three-quarters of consultees.

Two proposals received over 90% support, namely retaining leisure facilities in Swanley which achieved the highest level of agreement at 96% followed by maintaining separate identities of Swanley, Hextable and Swanley Village through green and open spaces with 93% agreement.

The proposal with the highest level of disagreement was the idea of building a hotel on a small part of the recreation ground with 78% of respondents opposing this and 22% supporting it. Almost two-thirds (65%) of consultees did not agree with building new public / Town Council facilities alongside open space on the recreation ground while 35% supported it.

There are three proposals which produced mixed results with 50% of respondents agreeing and 50% disagreeing, these are:

- The development of a Swanley Halt station serving the new Garden Village
- Better located leisure facilities
- New apartments built in Swanley town centre

3. CONSULTATION RESPONSE PROFILE

In total 1,838 people responded to the consultation. The main consultation comprised 1,731 submissions of which 1,399 were paper questionnaire completions and 332 online questionnaire completions; there were 107 submissions from Orchards Academy completed on a tablet. In terms of the main consultation the majority (99%) of the consultees were either residents or business owners within the Swanley and Hextable area and we have assumed that the younger age group who participated in the consultation at Orchards Academy are residents of the local area.

The respondent profile below shows the breakdown of those responding to the consultation:

Profile of respondents

Gender	
Male	41%
Female	54%
Prefer not answer	5%

Age	
Under 16	6%
16 - 17	0%
18 - 24	2%
25 - 34	7%
35 - 44	11%
45 - 54	15%
55 - 64	19%
65 and over	33%
Prefer not answer	9%

Disabled as set out in Equality Act 2010	
Yes	11%
No	69%
Prefer not answer	20%

Sevenoaks District Council Wards	
Hextable	22%
Swanley Christchurch and Swanley Village	27%
Swanley St Mary's	15%
Swanley White Oak	23%
Crockenhill and Well Hill	6%
Incomplete / outside five main wards	1%
Orchards Academy	6%

Method of completion	
Paper	76%
Online	18%
Tablets at Orchards Academy	6%

Base: All answering (1,838)

2

The respondent profile below shows the breakdown of those responding to the consultation compared to the demographic profile of the local area according to 2014 population estimates (*Mid-2014 Population Estimates for 2014 Wards in England and Wales, Source: Office for National Statistics*).

Profile of respondents vs. profile of area

Gender	Consultation Response	Profile of Area
Male	41%	48%
Female	54%	52%
Prefer not answer	5%	0%

Age	Consultation Response	Profile of Area
Under 16	6%	18%
16 - 17	0%	2%
18 - 24	2%	8%
25 - 34	7%	12%
35 - 44	11%	12%
45 - 54	15%	15%
55 - 64	19%	13%
65 and over	33%	20%
Prefer not answer	9%	0%

Sevenoaks District Council Wards	Consultation Response	Profile of Area
Hextable	22%	18%
Swanley Christchurch and Swanley Village	27%	26%
Swanley St Mary's	15%	20%
Swanley White Oak	23%	28%
Crockenhill and Well Hill	6%	9%

4. AGREEMENT WITH MASTER VISION

This section of the report summarises the level of agreement or disagreement with each of the proposals. The following charts show unweighted data (N=1,838) with consultees indicating their views.

The charts show the level of agreement and disagreement with each proposal. The 'Agree' portion of the charts merge the consultees who selected 'Strongly Agree' and 'Agree' within the questionnaire and the 'Disagree' portion of the charts merge consultees who selected 'Strongly Disagree' and 'Disagree' within the questionnaire.

The respondents who selected 'This does not affect me' or chose not to provide an answer have been excluded from the calculations pertaining to the percentages used to generate the charts. Therefore, each question has a different base size (N=various) which is shown adjacent to each proposal in the charts, there is another column which shows the number of respondents who are excluded from percentage calculations.

Following the chart illustrating the levels of agreement and disagreement with each of the proposals, there is an additional chart summarising the free text comments made in question nine. These charts have been created by grouping common themes together and quantifying them in order to produce a chart representing the themes. In total there were comments made on 1,036 questionnaire submissions from the main consultation.

There were several comments made that do not relate to the consultation proposals so these have been excluded from the report.

4.1 SWANLEY AS A NEW 'GARDEN VILLAGE'

Plans for a new Swanley 'Garden Village' are described in the consultation as:

Swanley needs a variety of new homes including private housing to meet future needs, whether these are for first time buyers, families or for people in later life. This means new housing should be planned in a way that responds to these needs and is supported by a wide range of services and facilities.

The Master Vision looks at the potential for Swanley to have possible new housing to the east of Swanley as a new 'Garden Village' to reflect the horticultural heritage of the area with improved transport links and potentially a 'station halt'. The government has launched plans to promote Garden Villages. For Swanley, this could mean:

- *New spacious family friendly housing*
- *Housing supported by parks, play spaces, health and education*
- *Improving green spaces and access from them into the town*
- *Improved transport links*

The proposals are:

Q1a - New spacious and family friendly housing (garden village) with play and park areas outside of Swanley town centre

Q1b - Garden village to be served by a new linked 'Swanley Halt' station (in addition to the existing station) which would aim to reduce congestion and provide an alternative means of transport

Q1c - Homes and accommodation suitable for the needs of older people

Respondents were asked to indicate their level of agreement with the above proposals:

Q1 - Swanley as a new 'Garden Village'

How much do you agree that the Master Vision should include the following?



Base: Various for each question (Not relevant & not answered excluded - original base size 1,838)

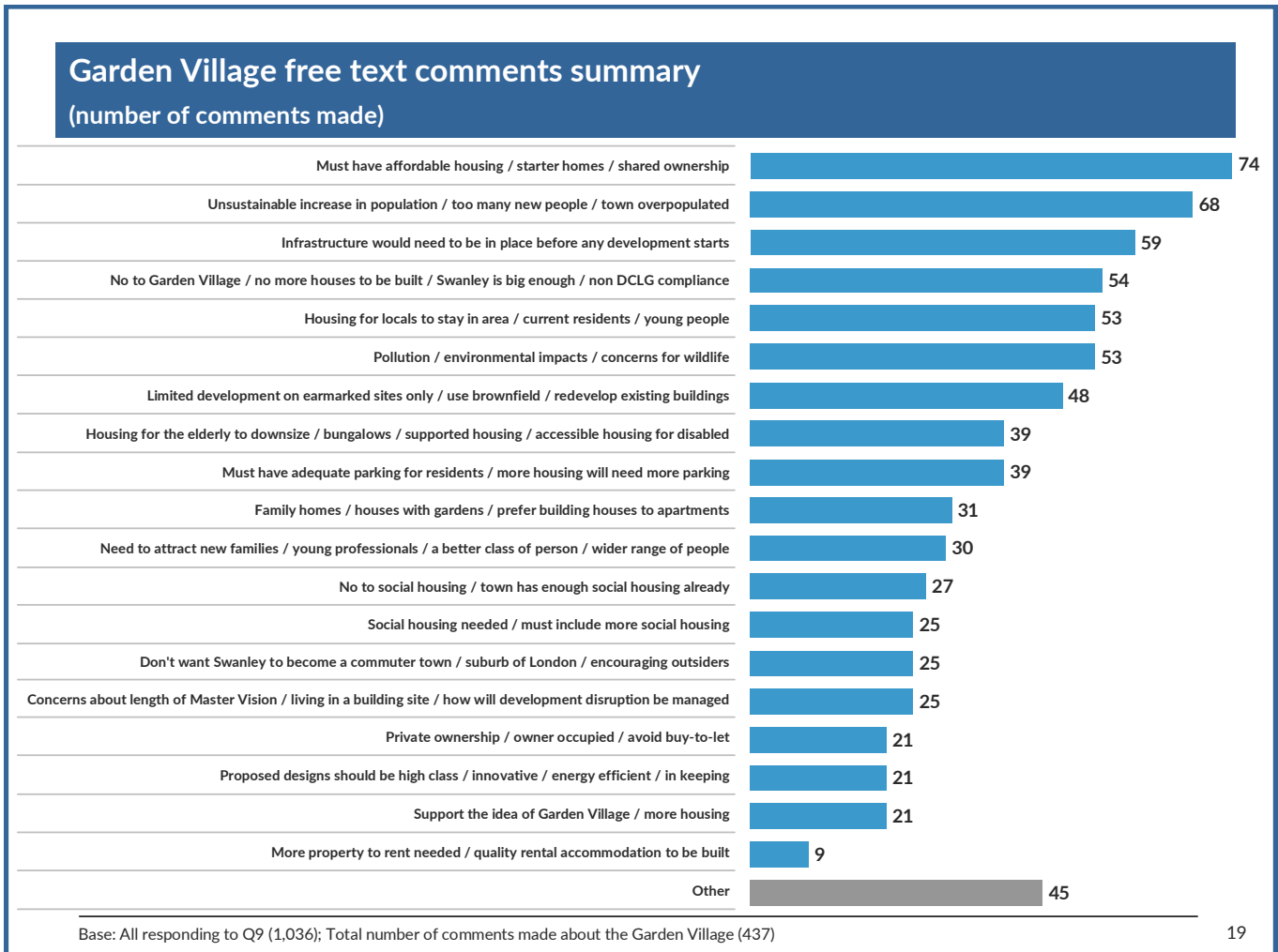
5

Almost two-thirds (63%) of respondents agreed with the idea of building new spacious family friendly housing located in the proposed new garden village.

There was a mixed response to the proposal entailing building a new Swanley Halt station serving the garden village with both 50% agreeing and disagreeing.

The majority (81%) of consultees were supportive of the idea of providing homes and accommodation suitable for the needs of older people.

The following chart quantifies the free text comments made relating to proposals for a new Garden Village:



4.2 TRANSPORT

Plans for transport are described in the consultation as:

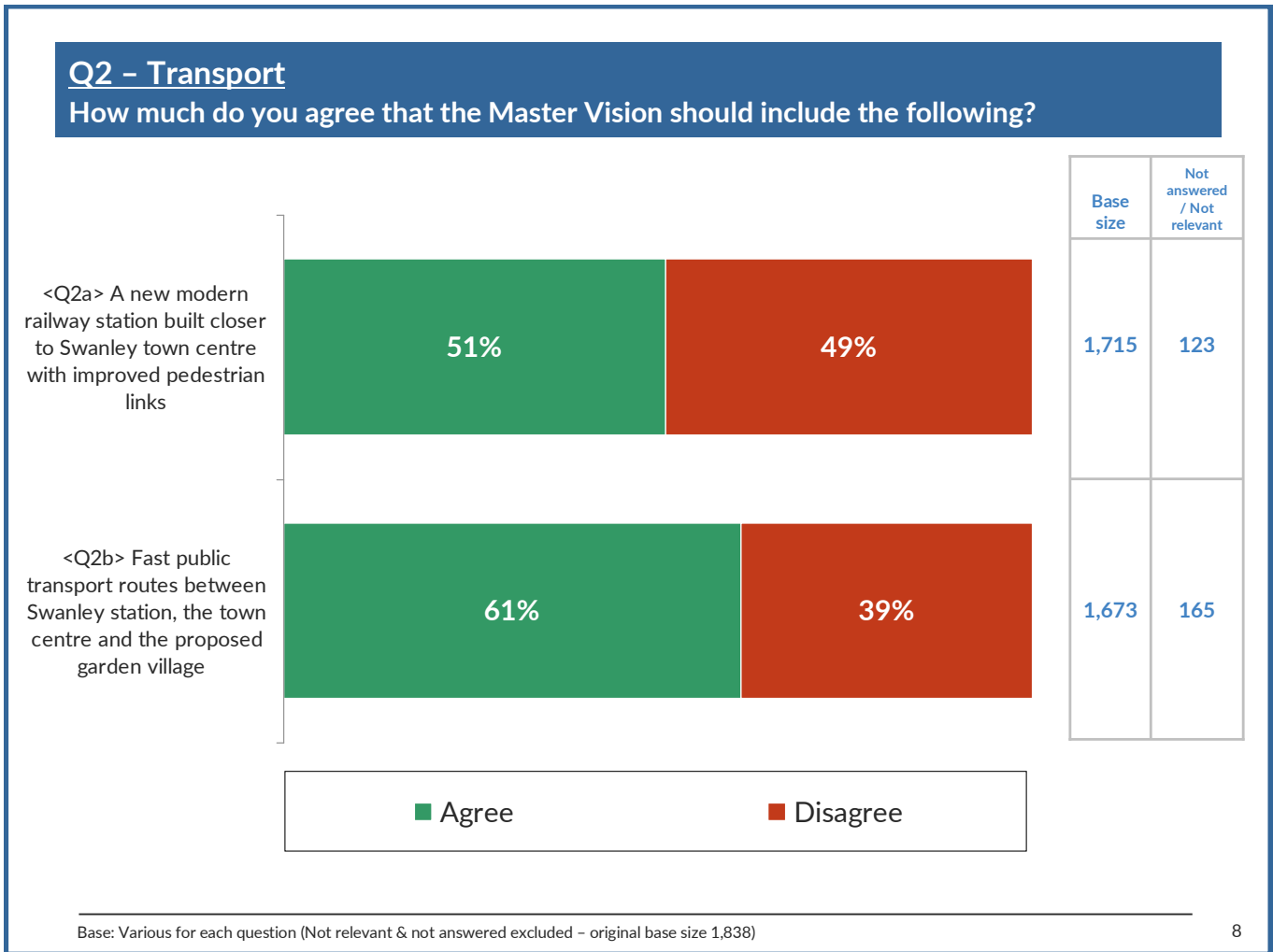
Congestion, particularly near the roundabout junction of the M25 and A20 needs to be improved. However, Swanley is very well placed to make the most of its transport connections. There are opportunities to improve the quality of, and access to, the railway station and its connection to the town centre and while improving public transport alternatives to keep more traffic off the roads.

The proposals are:

Q2a - A new modern railway station built closer to Swanley town centre with improved pedestrian links

Q2b - Fast public transport routes between Swanley station, the town centre and the proposed garden village

Respondents were asked to indicate their level of agreement with the above proposals:

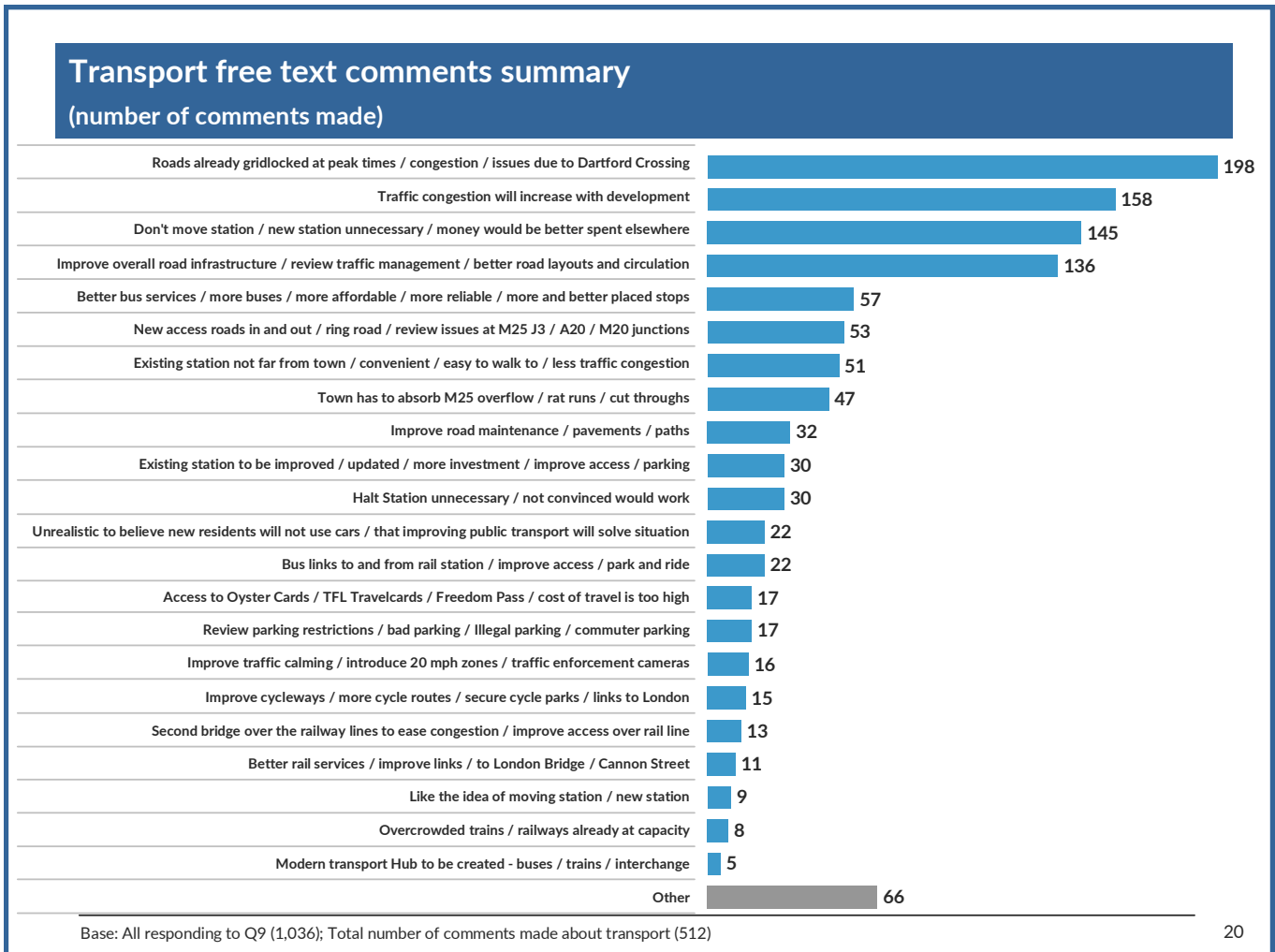


There was a mixed response to the idea of relocating the railway station closer to the town centre, however, a majority of 51% were in agreement with this.

Fast public transport routes between Swanley station, the town centre and the proposed garden village were agreed by 61% of respondents.

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The following chart quantifies the free text comments made relating to the proposals for transport:



20

4.3 SWANLEY TOWN CENTRE

Plans for Swanley town centre are described in the consultation as:

Swanley town centre has potential for a greater number and range of shops, services and facilities including new and improved public spaces and streets. There is scope to improve access to the town centre. Potential investment in the town centre and the redevelopment of the former Swanley Working Men's Club site and car park in Bevan Place may provide early opportunities to help achieve this.

The proposals are:

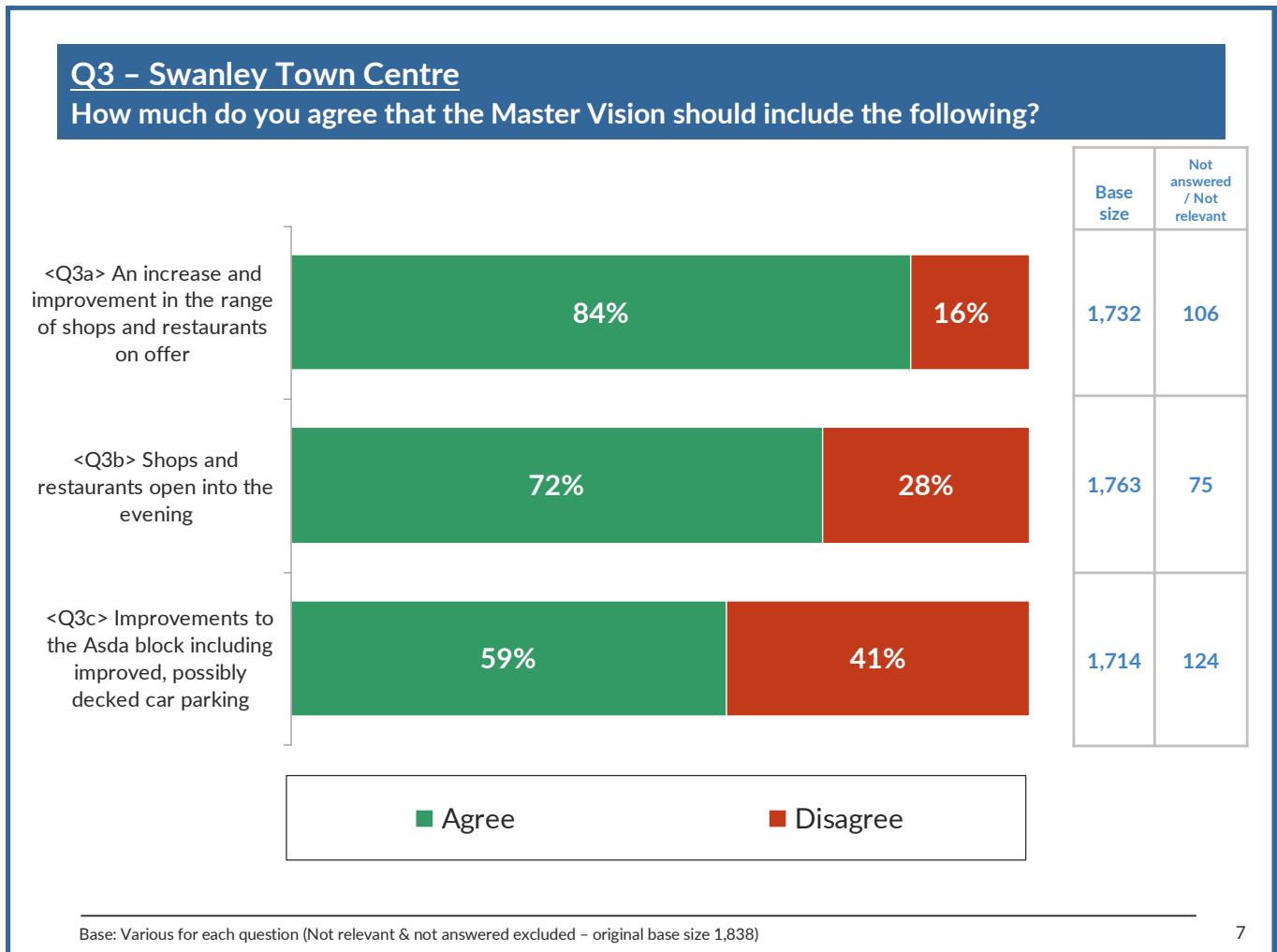
Q3a - An increase and improvement in the range of shops and restaurants on offer

Q3b - Shops and restaurants open into the evening

Q3c - Improvements to the Asda block including improved, possibly decked car parking

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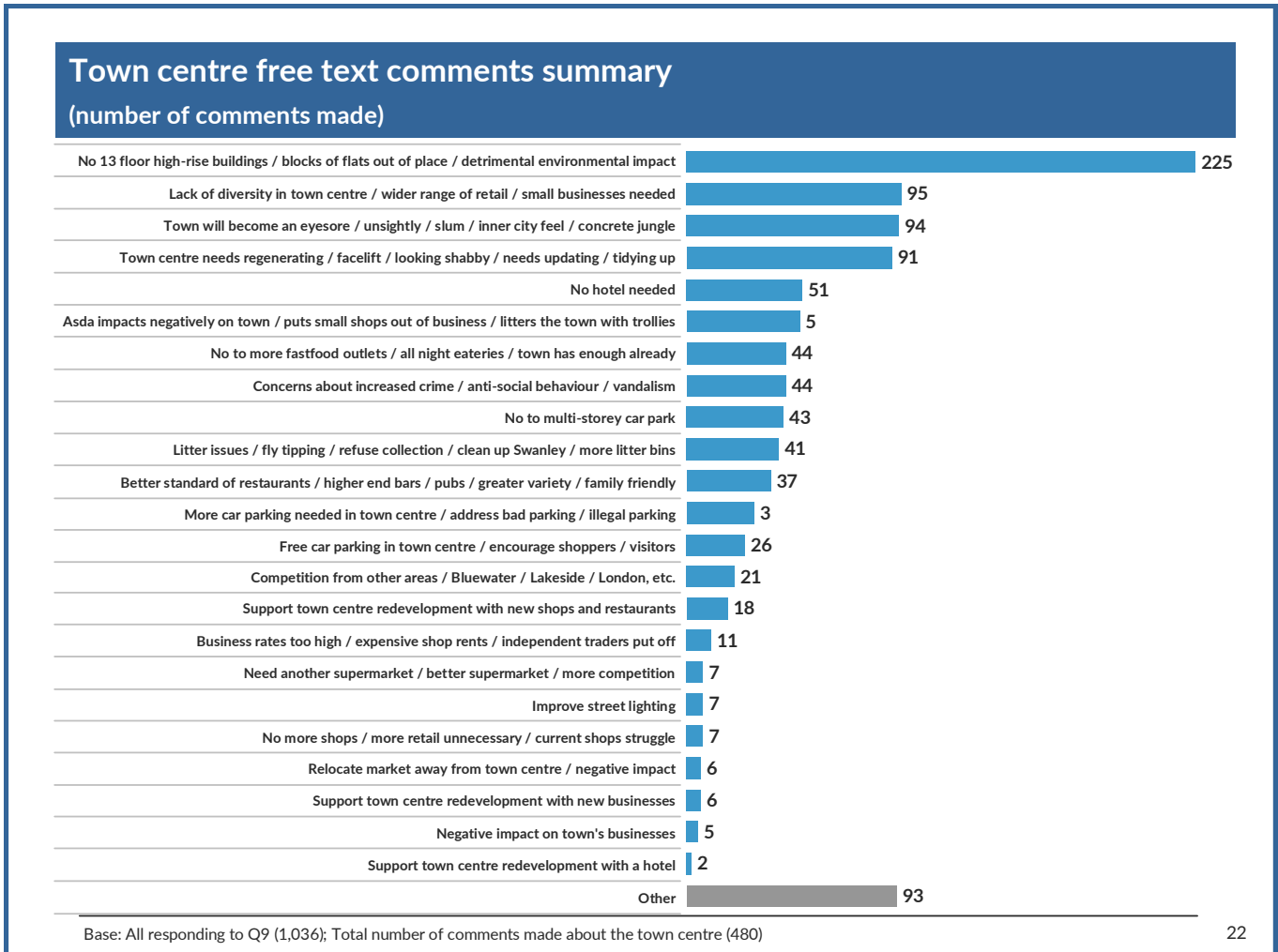
Respondents were asked to indicate their level of agreement with the above proposals:



There was a high level of agreement with the proposal to increase and improve the range of shops and restaurants available at 84%.

Almost three-quarters (72%) of respondents were in agreement with shops and restaurants opening into the evening while 59% of consultees supported the idea of improving the Asda block.

The following chart quantifies the free text comments made relating to the proposals for Swanley town centre:



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4.4 NEW HEALTH / MEDICAL CENTRE, LEISURE CENTRE AND OTHER SERVICES

Plans for new health / medical centre, leisure centre and other services are described in the consultation as:

The Master Vision sets out the potential to make the recreation ground the focus of a new and public space with new health and leisure facilities. There could also be potential for a hotel. The majority of the recreation ground would be retained as an improved green open space that could be better used by local people. Any development would be built on the edge of the existing recreation ground and close to the proposed relocated Swanley station. Any of the recreation ground used for community facilities would have to be replaced elsewhere in Swanley.

The proposals are:

Q4a - Leisure facilities retained in Swanley

Q4b - Better use of the leisure facilities encouraged by locating them more centrally

Q4c - New health/medical and leisure facilities built on a small part of the existing recreation ground with the majority of the recreation ground retained as an improved public open space

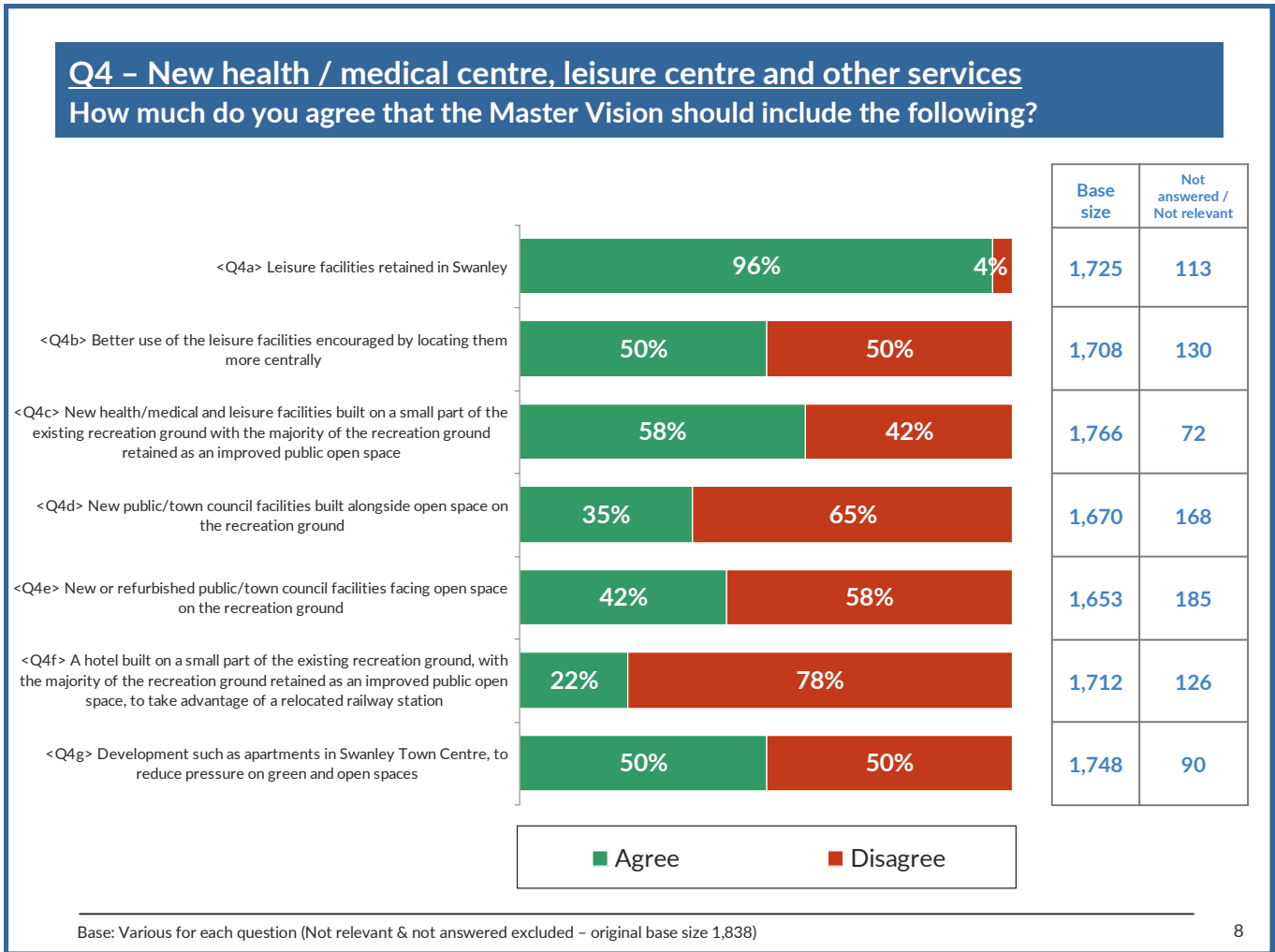
Q4d - New public/town council facilities built alongside open space on the recreation ground

Q4e - New or refurbished public/town council facilities facing open space on the recreation ground

Q4f - A hotel built on a small part of the existing recreation ground, with the majority of the recreation ground retained as an improved public open space, to take advantage of a relocated railway station

Q4g - Development such as apartments in Swanley Town Centre, to reduce pressure on green and open spaces

Respondents were asked to indicate their level of agreement with the above proposals:



Leisure facilities being retained in Swanley achieved the highest agreement level of all 27 proposals with 96% agreeing. By comparison the view on whether to relocate leisure facilities more centrally was divided with 50% of respondents agreeing and 50% disagreeing.

58% of respondents supported new health / medical and leisure facilities built on a small part of the recreation ground with the majority of the recreation ground being retained as improved public open space.

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Just over a third (35%) of respondents agreed with building new public / Town Council facilities alongside open space on the recreation ground while 65% disagreed.

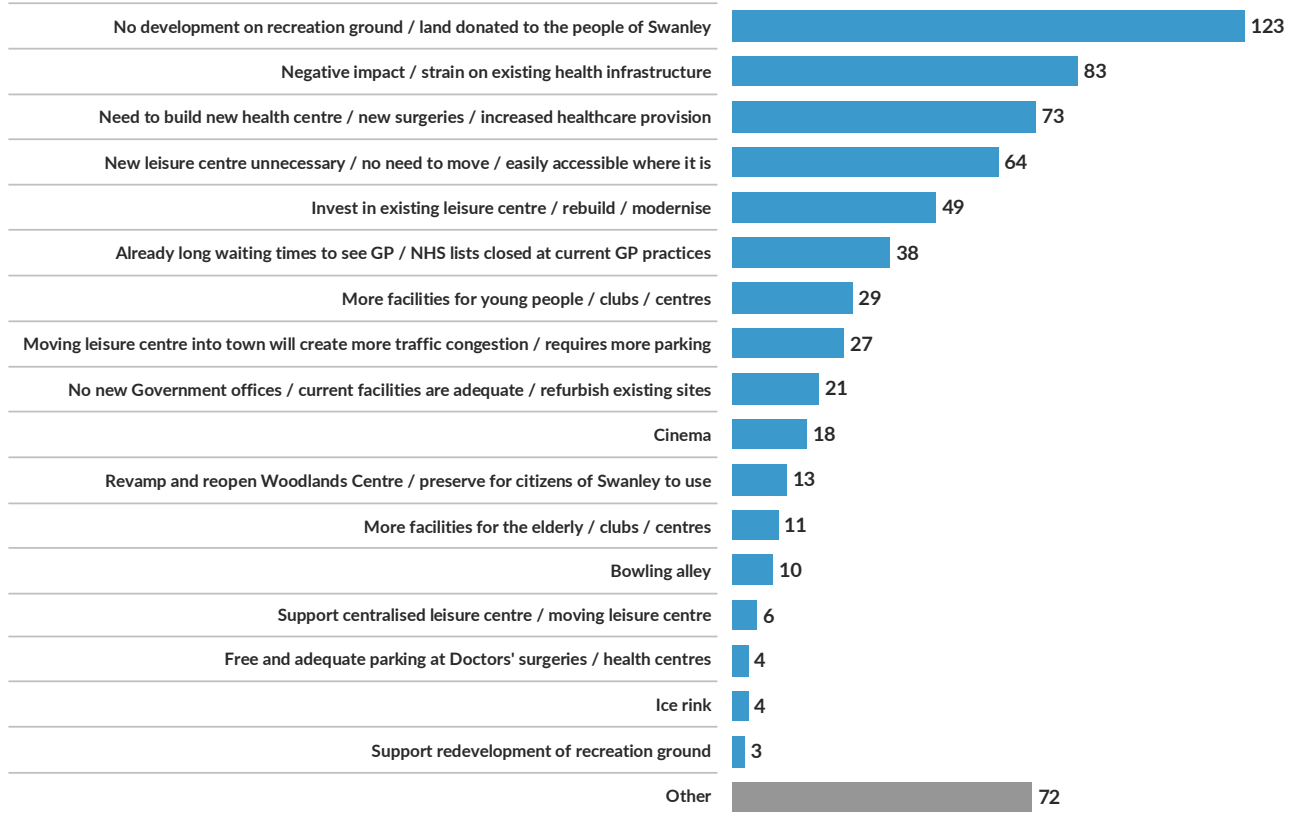
In relation to building new or refurbishing existing public / Town Council facilities facing open space on the recreation ground, 42% of consultees agreed with this and 58% disagreed.

The proposal with the highest level of disagreement was the idea of building a hotel on a small part of the recreation ground at 78% although 22% agreed with this.

Development such as apartments in Swanley town centre received a mixed response with 50% agreeing and 50% disagreeing.

The following chart quantifies the free text comments made relating to the proposals concerning a new health / medical centre, leisure centre and other services:

Health centre, leisure centre, other services free text comments summary (number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about the health centre, leisure centre, other services (348)

24

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4.5 EDUCATION

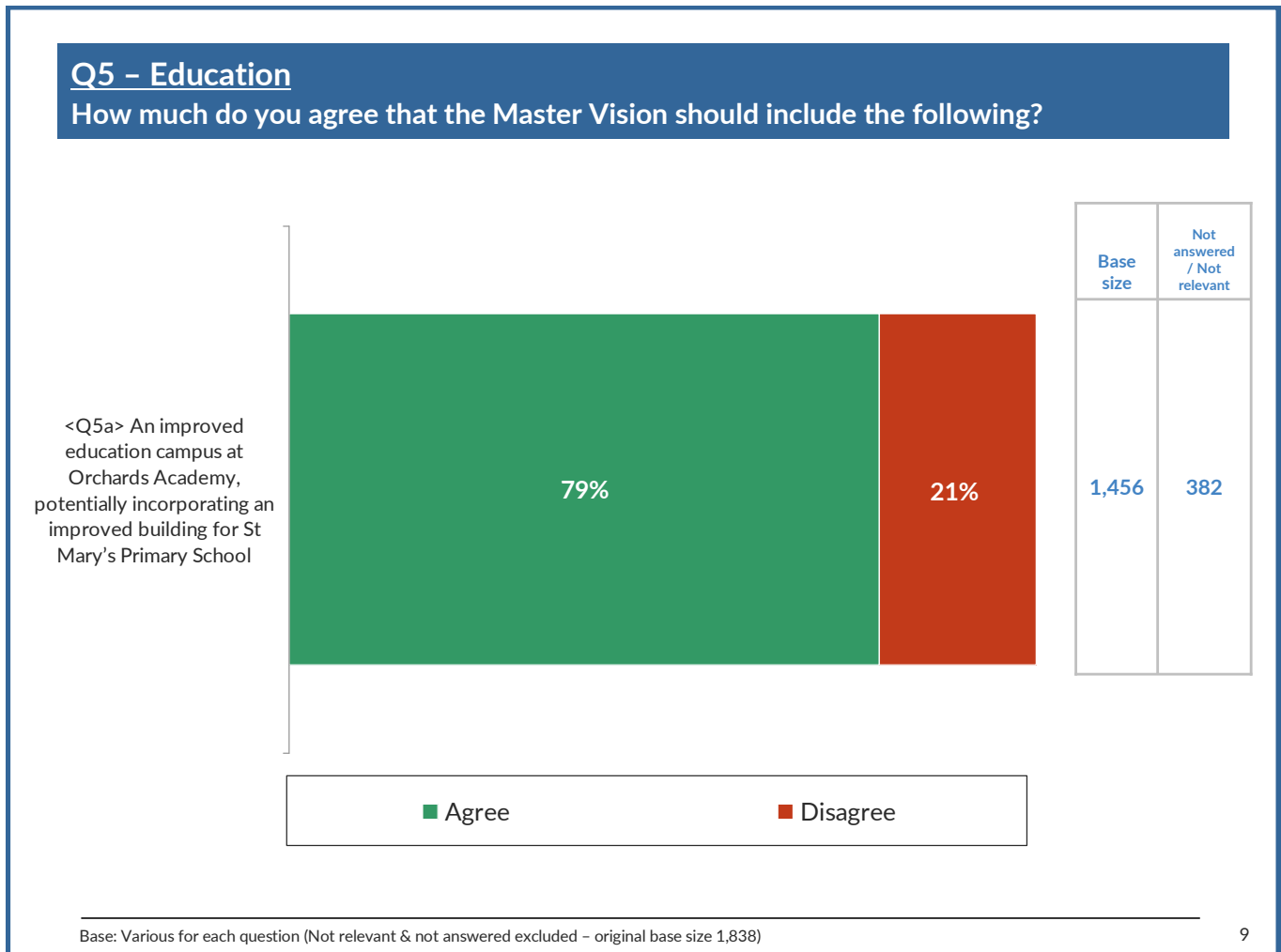
Plans for education are described in the consultation as:

The Master Vision recognises that the Orchards Academy and St Mary's Primary School are key education providers. The Master Vision could enable them, if they wished, to improve their facilities through relocation and redevelopment. The current Local Plan recognises the need for additional primary school places to meet future demand. It also recognises that Secondary school facilities should be rebuilt and refurbished to ensure that they are fit for future use.

The proposal is:

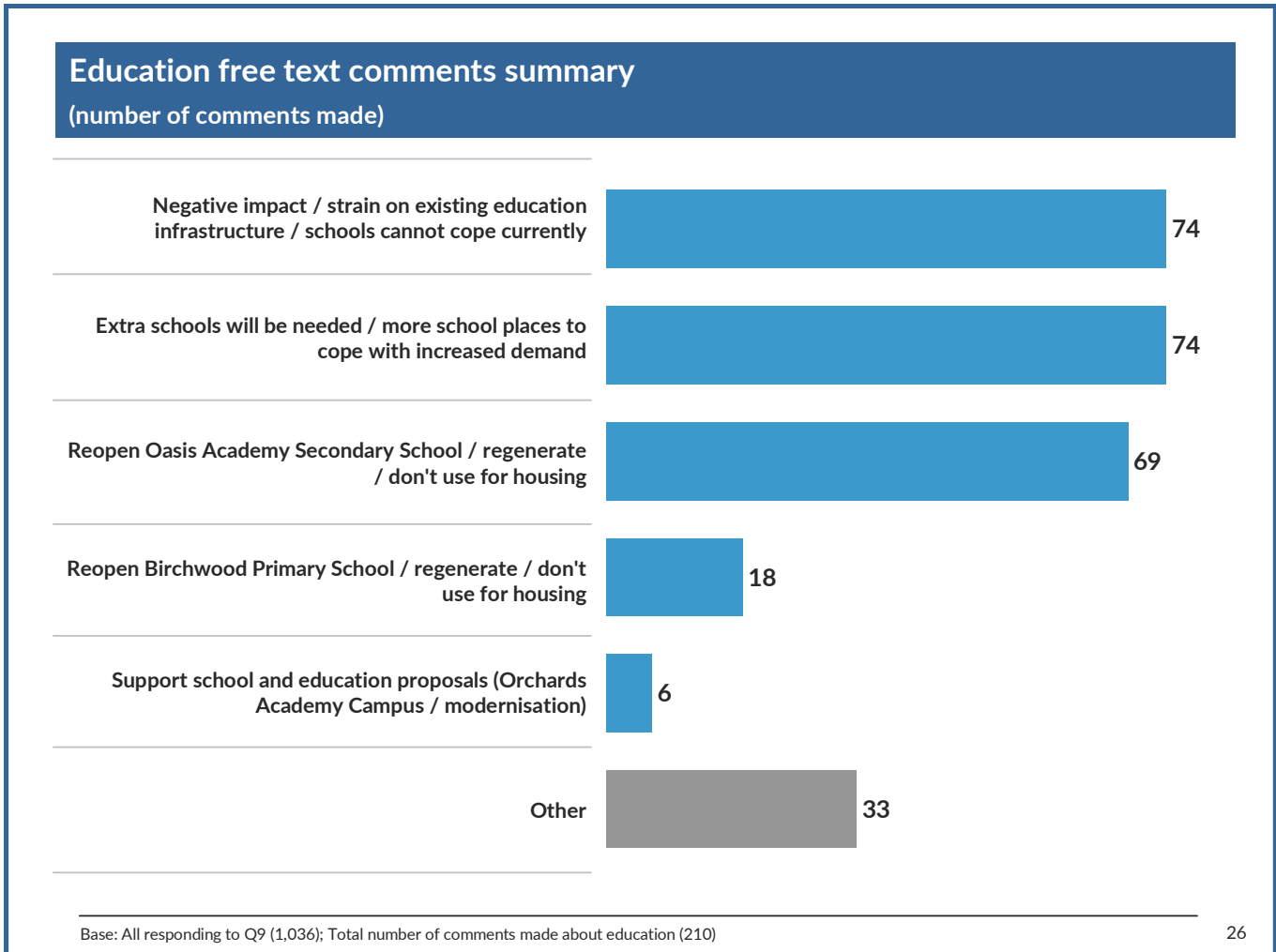
Q5a - An improved education campus at Orchards Academy, potentially incorporating an improved building for St Mary's Primary School

Respondents were asked to indicate their level of agreement with the above proposals:



A strong majority of 79% were in agreement with the proposal to improve the education campus at Orchards Academy.

The following chart quantifies the free text comments made relating to the proposals for education:



4.6 NEW GATEWAY TO SWANLEY TOWN CENTRE

Plans for the new Gateway to Swanley town centre are described in the consultation as:

Sevenoaks District Council recently bought the former Swanley Working Men's Club site in the High Street, having owned the neighbouring Bevan Place Car Park for many years.

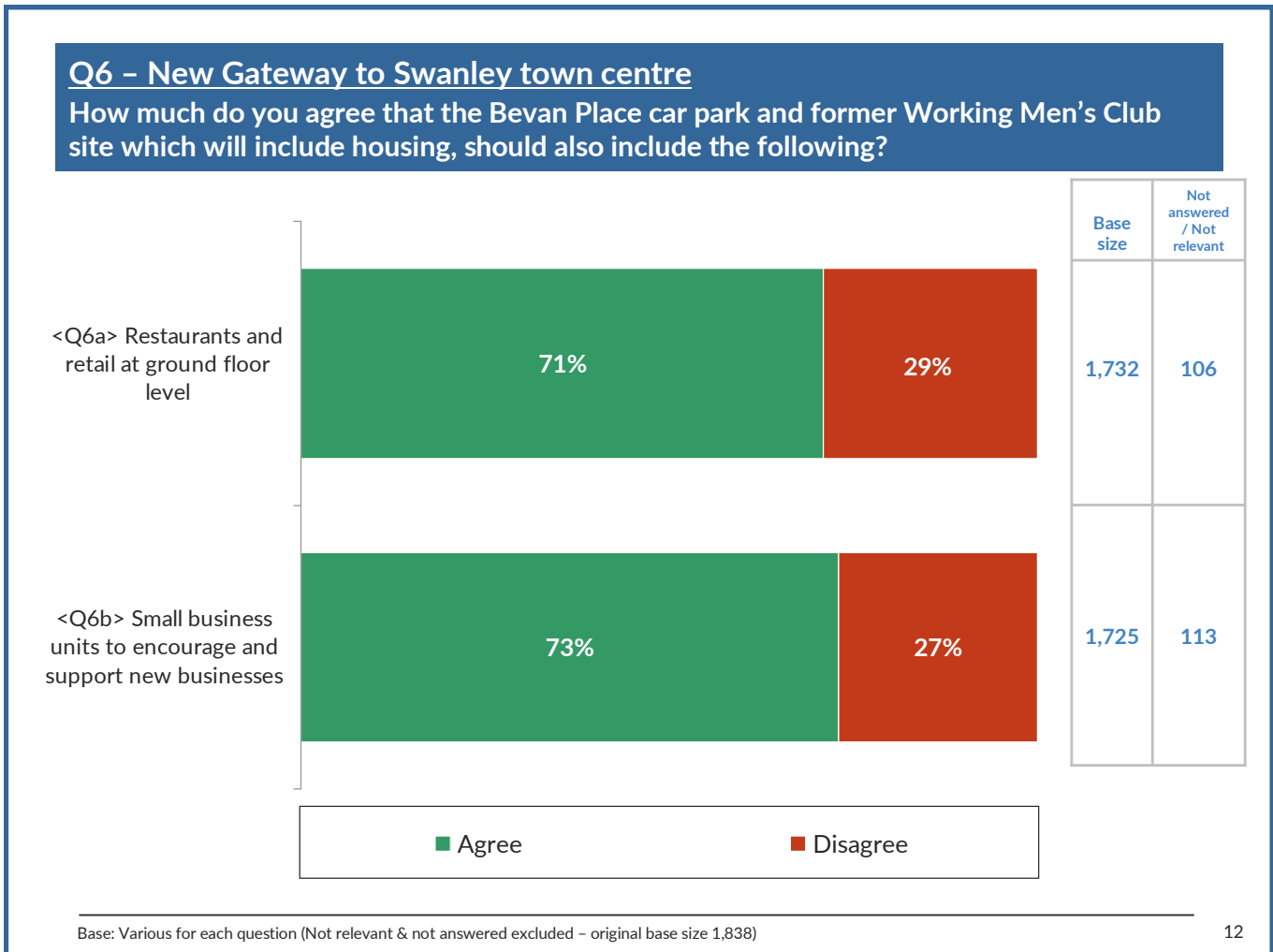
The Bevan Place Car Park and Working Men's Club site is designated for housing in the Local Plan. The Local Plan recognises that this is likely to be best provided by residential apartment blocks.

The proposals are:

Q6a - Restaurants and retail at ground floor level

Q6b - Small business units to encourage and support new businesses

Respondents were asked to indicate their level of agreement with the above proposals:



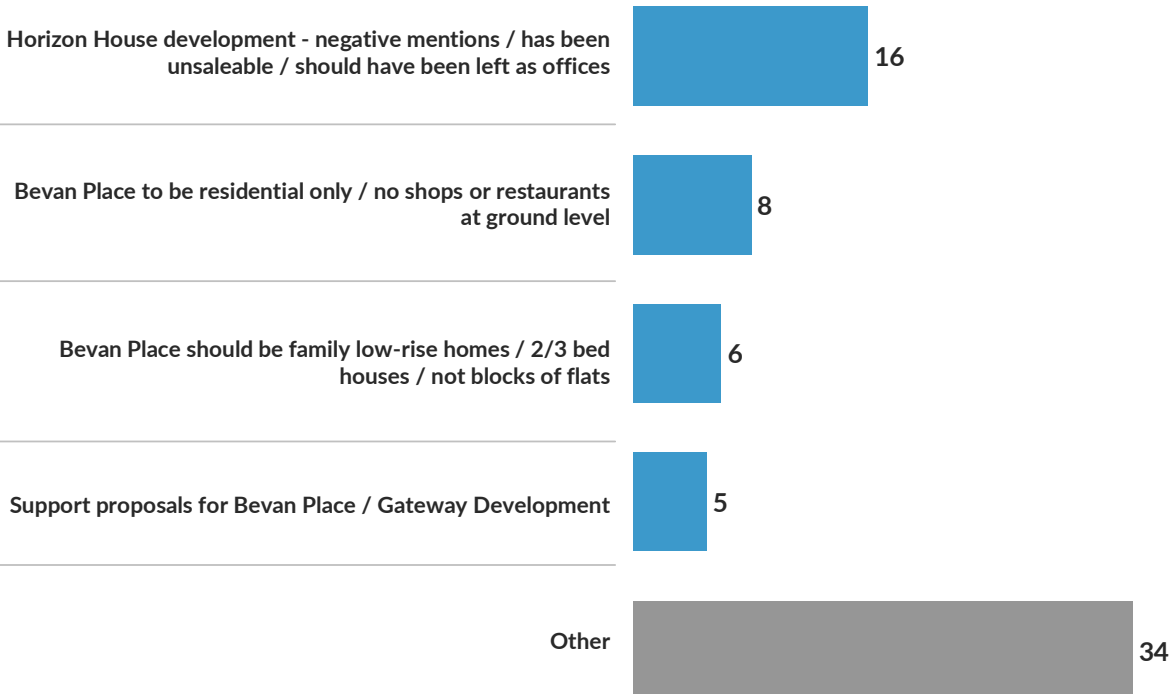
Development of Bevan Place was supported by over two-thirds of consultees. 71% were in agreement with including restaurants and retail at ground floor level on the former Working Men’s Club site and 73% agreed with developing small business units to encourage and support new businesses.

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The following chart quantifies the free text comments made relating to proposals for a new Gateway to Swanley town centre:

Gateway free text comments summary

(number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about the Gateway (61)

28

4.7 GREEN AND OPEN SPACE

Plans for green and open space are described in the consultation as:

The Master Vision sets out to improve access to Swanley Park, potentially including a new car park on the south side of Swanley Park. It includes possible plans for an all weather path suitable for cyclists and pedestrians through the Avenue of Limes to enhance access between Swanley and Hextable. It also includes a possible option of a new outdoor sports hub on the Birchwood School site.

The proposals are:

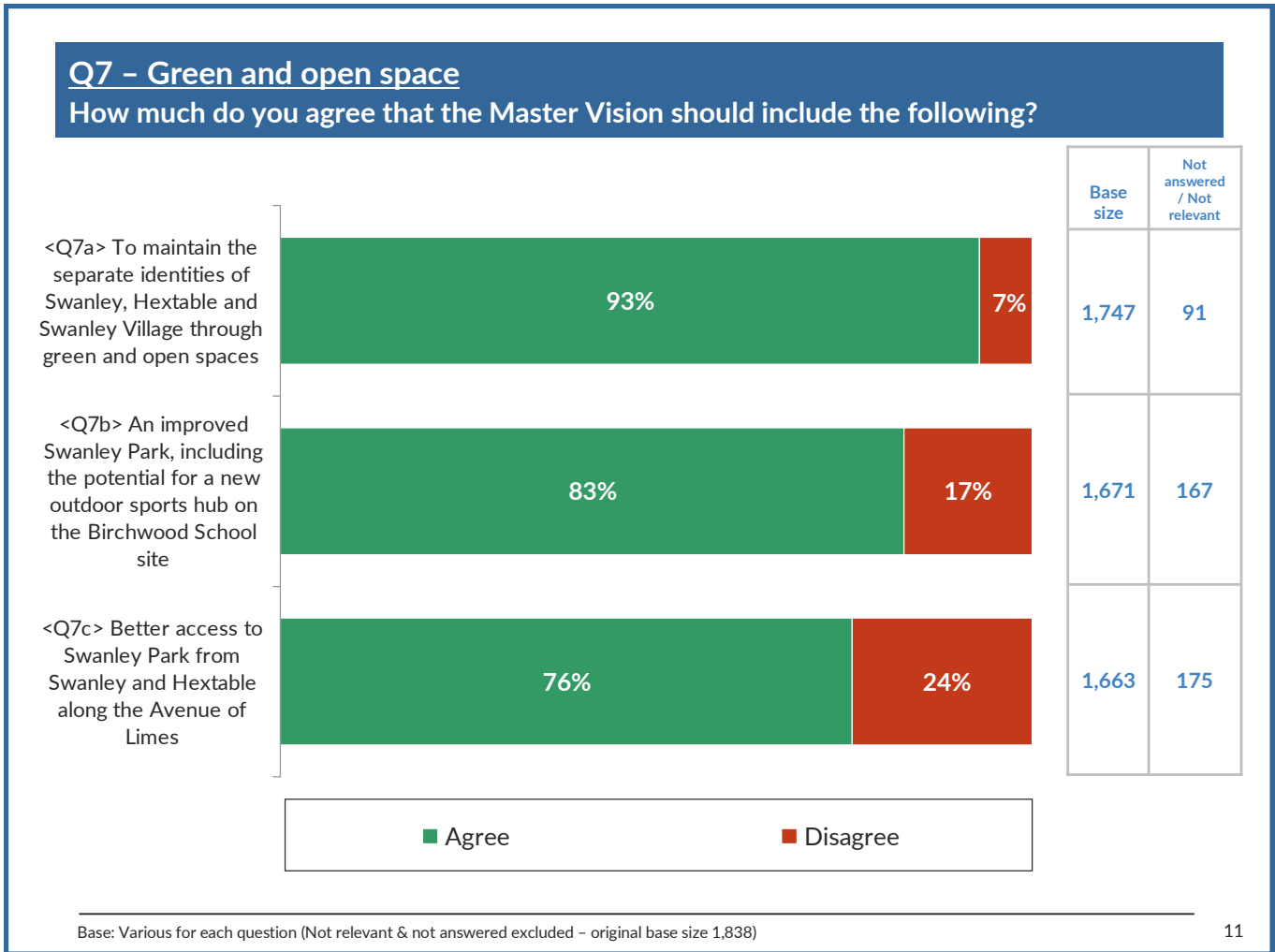
Q7a - To maintain the separate identities of Swanley, Hextable and Swanley Village through green and open spaces

Q7b - An improved Swanley Park, including the potential for a new outdoor sports hub on the Birchwood School site

Q7c - Better access to Swanley Park from Swanley and Hextable along the Avenue of Limes

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Respondents were asked to indicate their level of agreement with the above proposals:



11

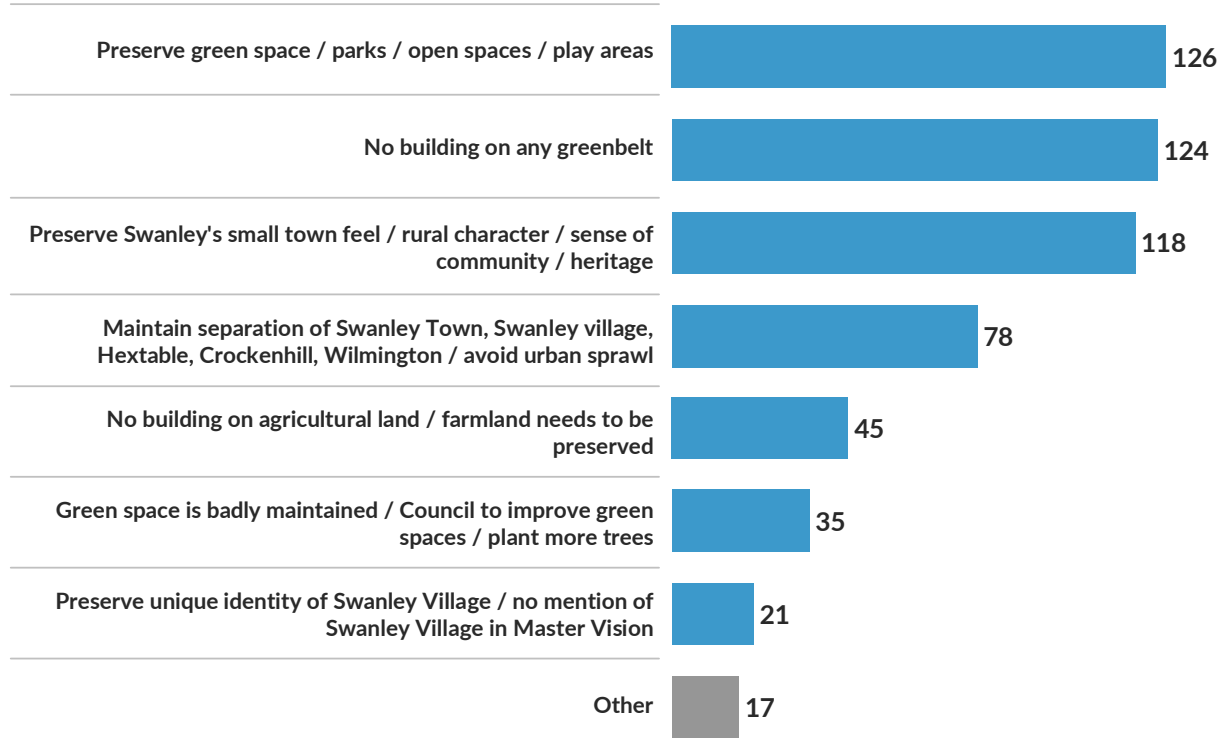
Maintaining separate identities of Swanley, Hextable and Swanley Village through green and open spaces achieved the second highest level of agreement at 93%.

Some 83% of respondents supported the idea of improving Swanley Park including the potential for a new outdoor sports hub.

Over three-quarters (76%) of consultees agreed with improving access to Swanley Park from Swanley and Hextable along the Avenue of Limes.

The following chart quantifies the free text comments made relating to proposals for green and open space:

Green and open space free text comments summary
(number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about green and open space (366)

30

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4.8 HEXTABLE

Plans for Hextable are described in the consultation as:

The Master Vision identifies Swanley and Hextable as two places with their own communities and social networks. Green spaces and Swanley Park act as a green corridor between Swanley and Hextable, which should be retained, with access across Swanley and Hextable improved for all.

The current Local Plan already recognises the need to improve infrastructure in Hextable. This includes the provision of Primary School places and a single healthcare facility which is needed to provide capacity for the existing population. There is an opportunity for the redevelopment of the current Parish Council Complex with a new Hextable Parish hub and Hextable Park.

The Master Vision identifies Hextable village green as an attractive space affected by traffic in the Dartford Road with some areas that are fenced off, overgrown and unusable. To the west of the village Hextable Gardens provides an attractive open space linked to the parish office, former Horticulture College and village hall. This forms part of the wider area of green space between Swanley and Hextable (including Swanley Park).

The proposals are:

Q8a - Opportunity to improve the Oasis Academy site to create new mixed use development, including housing

Q8b - A new Hextable Parish Hub potentially at Hextable Park and redevelopment of the current Parish Council complex

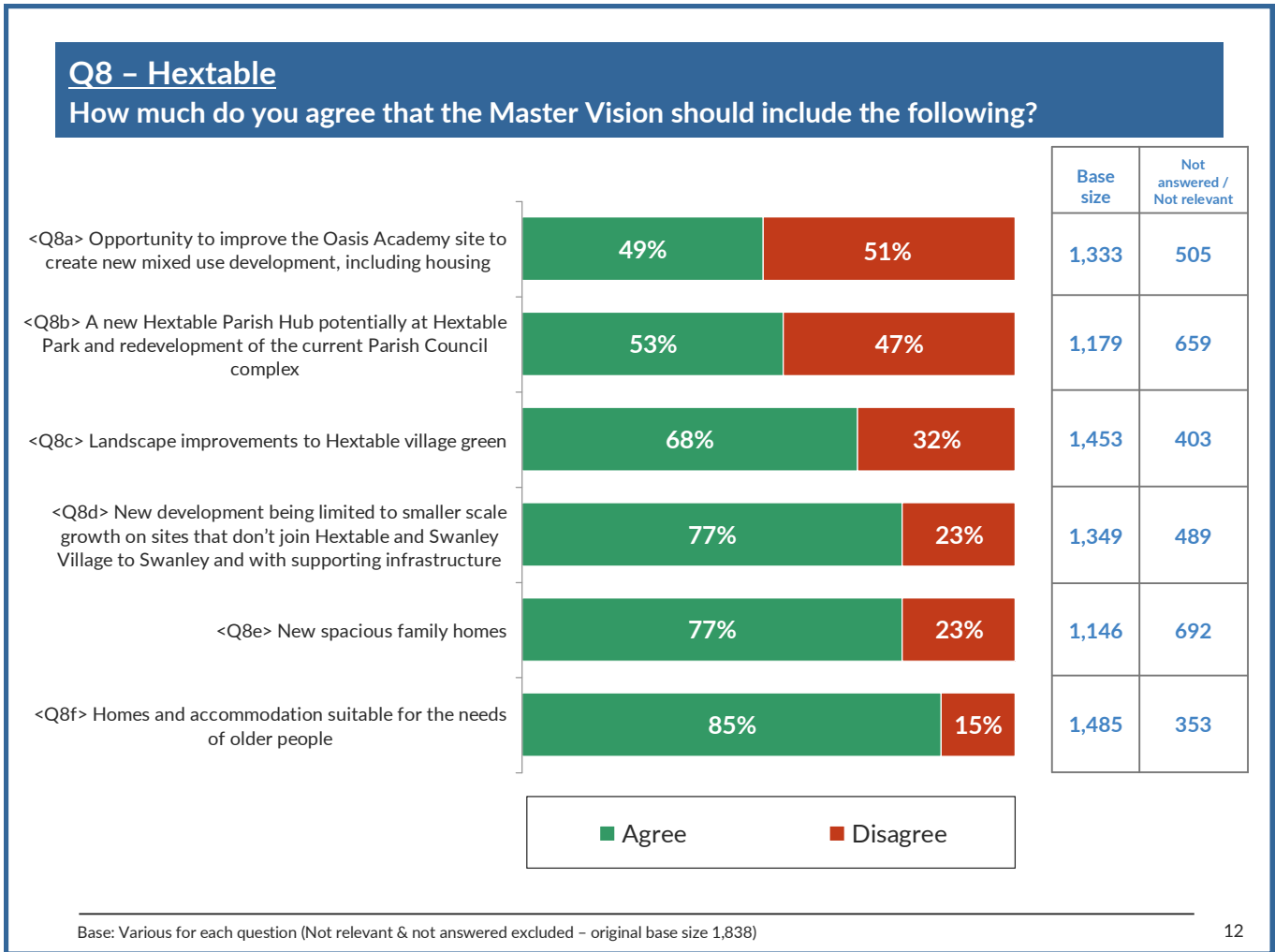
Q8c - Landscape improvements to Hextable village green

Q8d - New development being limited to smaller scale growth on sites that don't join Hextable and Swanley Village to Swanley and with supporting infrastructure

Q8e - New spacious family homes

Q8f - Homes and accommodation suitable for the needs of older people

Respondents were asked to indicate their level of agreement with the above proposals:



There are notably lower base sizes for the questions in this section of the consultation concerning Hextable due to a larger proportion of respondents not choosing to answer or stating that these proposals do not affect them.

In relation to improving the Oasis Academy site to create mixed use development including housing, 49% agreed with this and 51% disagreed.

Over half (53%) of respondents supported the development of a new Hextable Parish Hub at Hextable Park and the redevelopment of the current Parish Council complex.

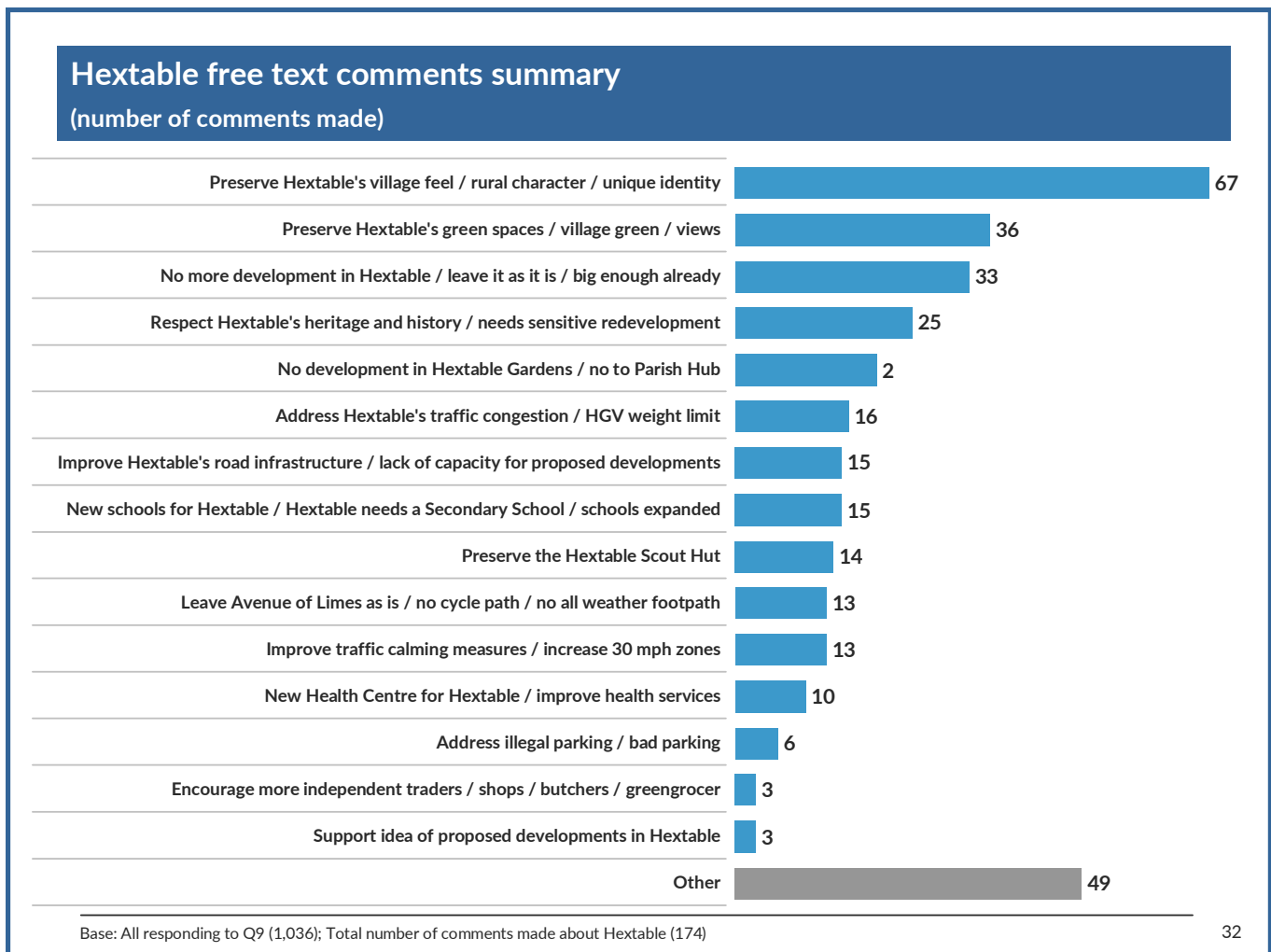
Agenda Item 2

Over two-thirds (68%) were in agreement with making landscape improvements to the village green in Hextable.

Over three-quarters (77%) of respondents were in agreement with two proposals, namely new development being limited to smaller scale growth on sites that don't join Swanley and Hextable and the development of new spacious family homes.

The most supported proposal in this section of the consultation and the proposal achieving the third highest level of agreement with 85% was providing homes and accommodation suitable for the needs of older people.

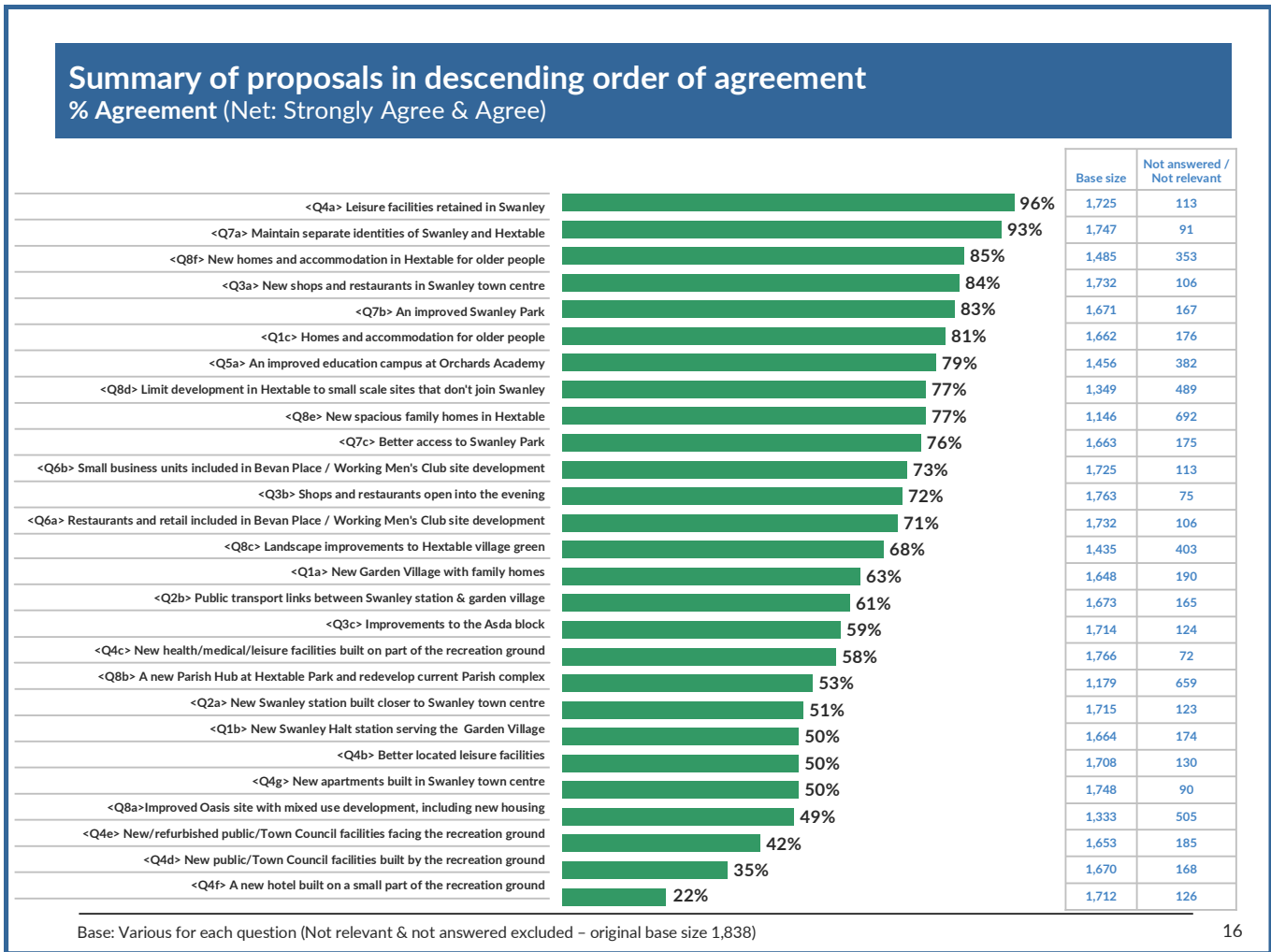
The following chart quantifies the free text comments made relating to the proposals for Hextable:



5. SUMMARY OF AGREEMENT WITH MASTER VISION

5.1 SUMMARY CHART FOR ALL PROPOSALS

The summary chart below shows the proportion of respondents agreeing with the proposals in descending order of level of agreement. 20 out of the 27 proposals achieved majority support at over 50% agreement.

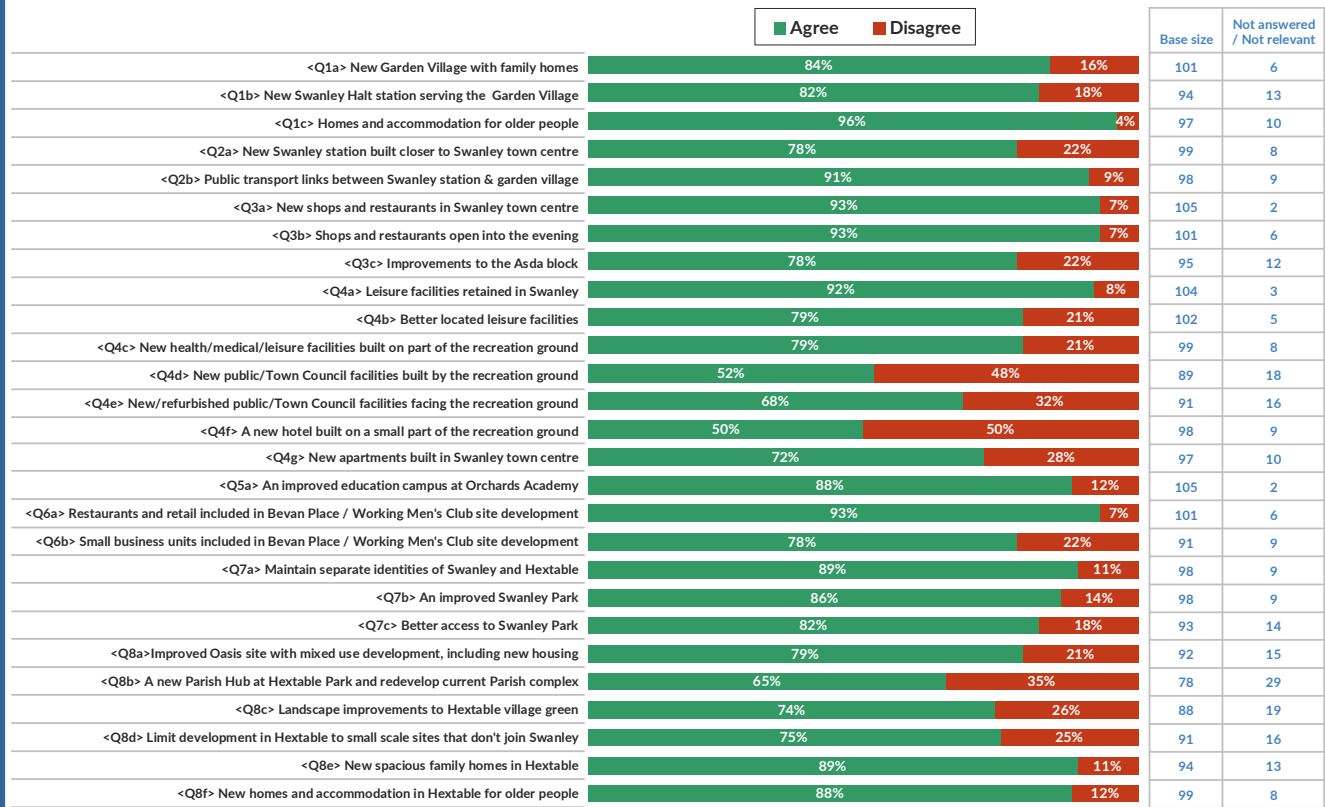


6. YOUNGER AGE GROUP MINI CONSULTATION

6.1 YOUNGER AGE GROUP SUMMARY CHART FOR ALL PROPOSALS

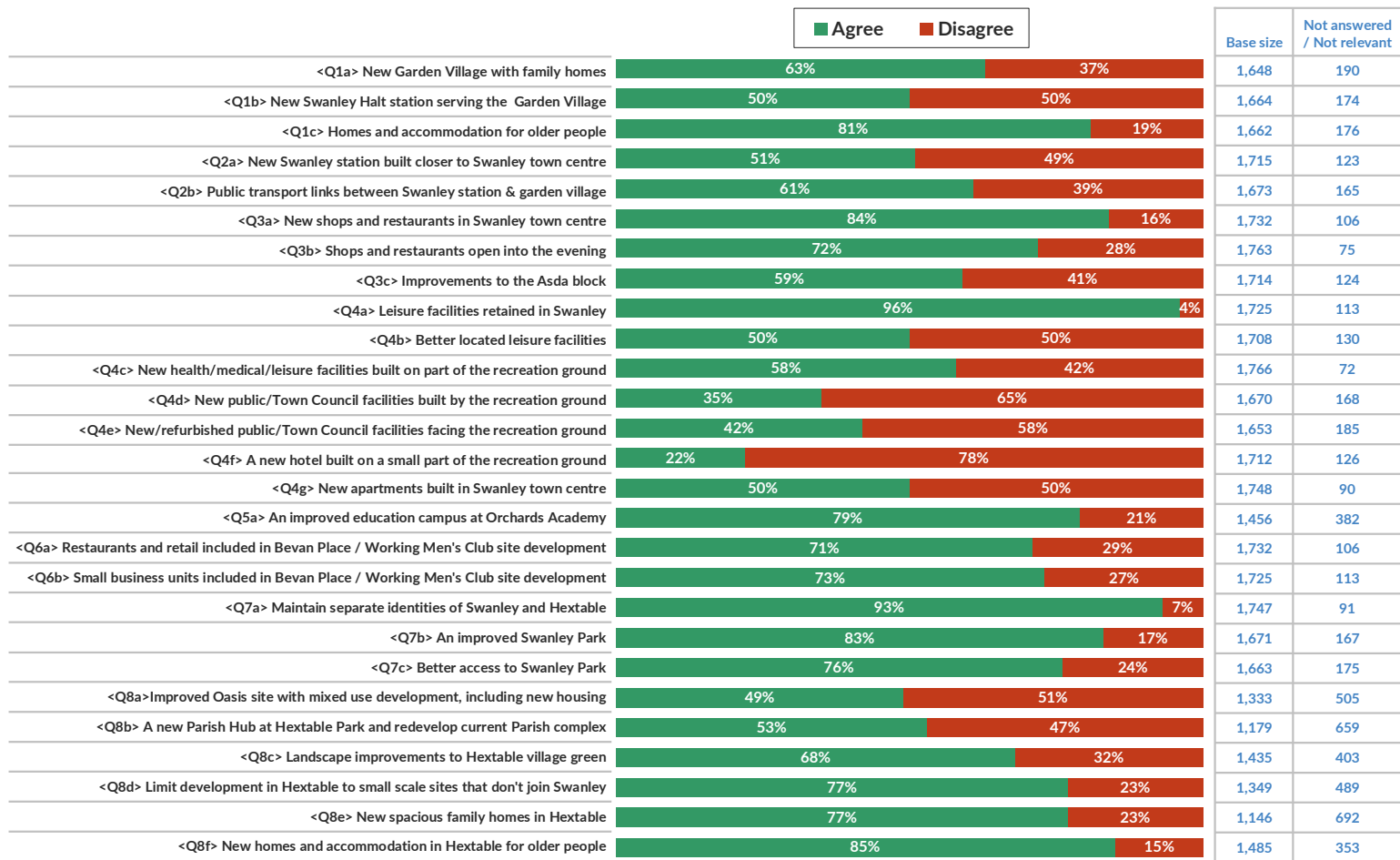
The summary chart below shows the level of agreement with the proposals for the younger age group in the consultation carried out at Orchards Academy.

Summary of agreement & disagreement of main points raised in the consultation unweighted data - Orchards Academy only



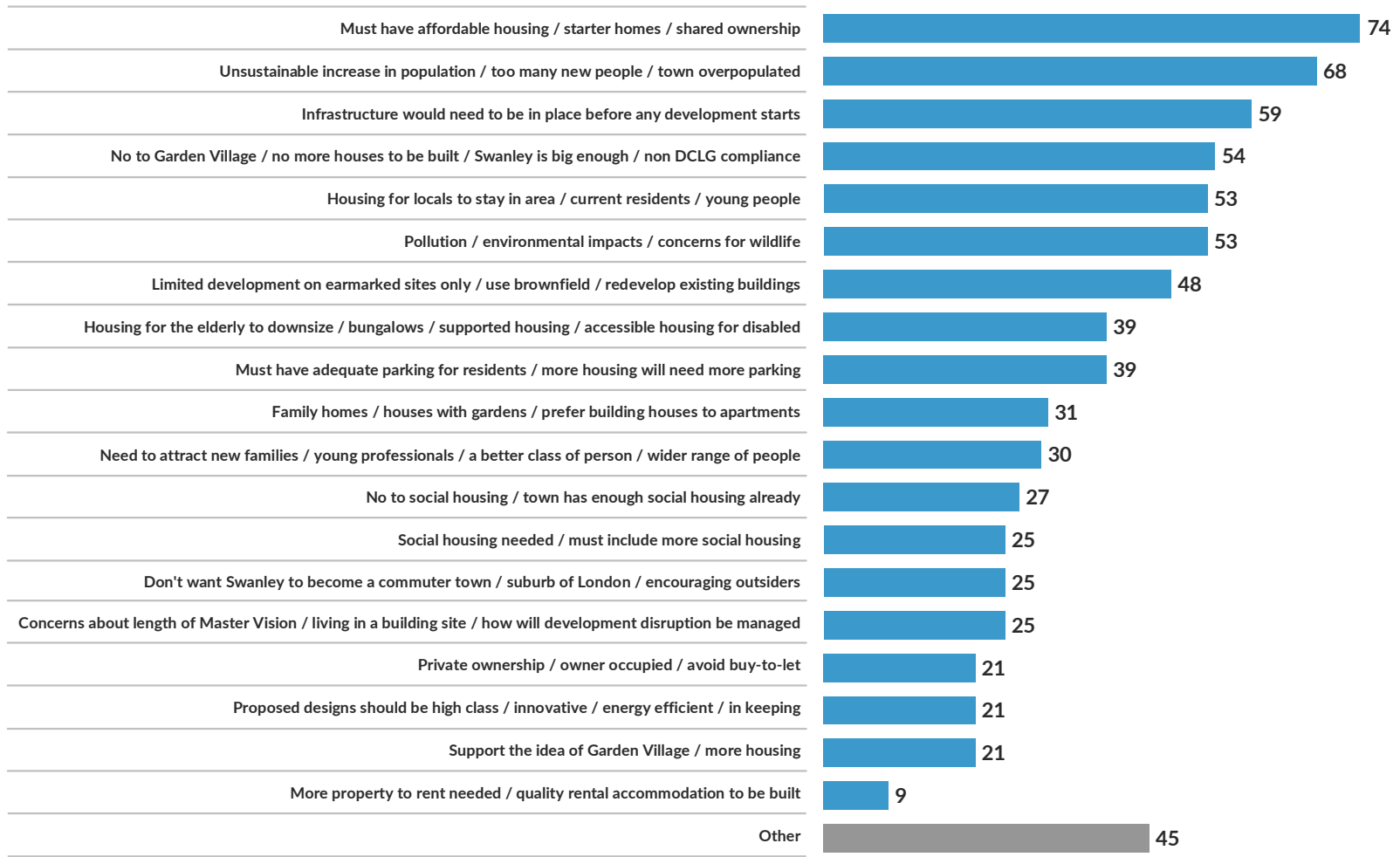
Base: Various for each question (Not relevant & not answered excluded - original base size 107)

Summary of agreement & disagreement of main points raised in the consultation unweighted data - main consultation + Orchards Academy data



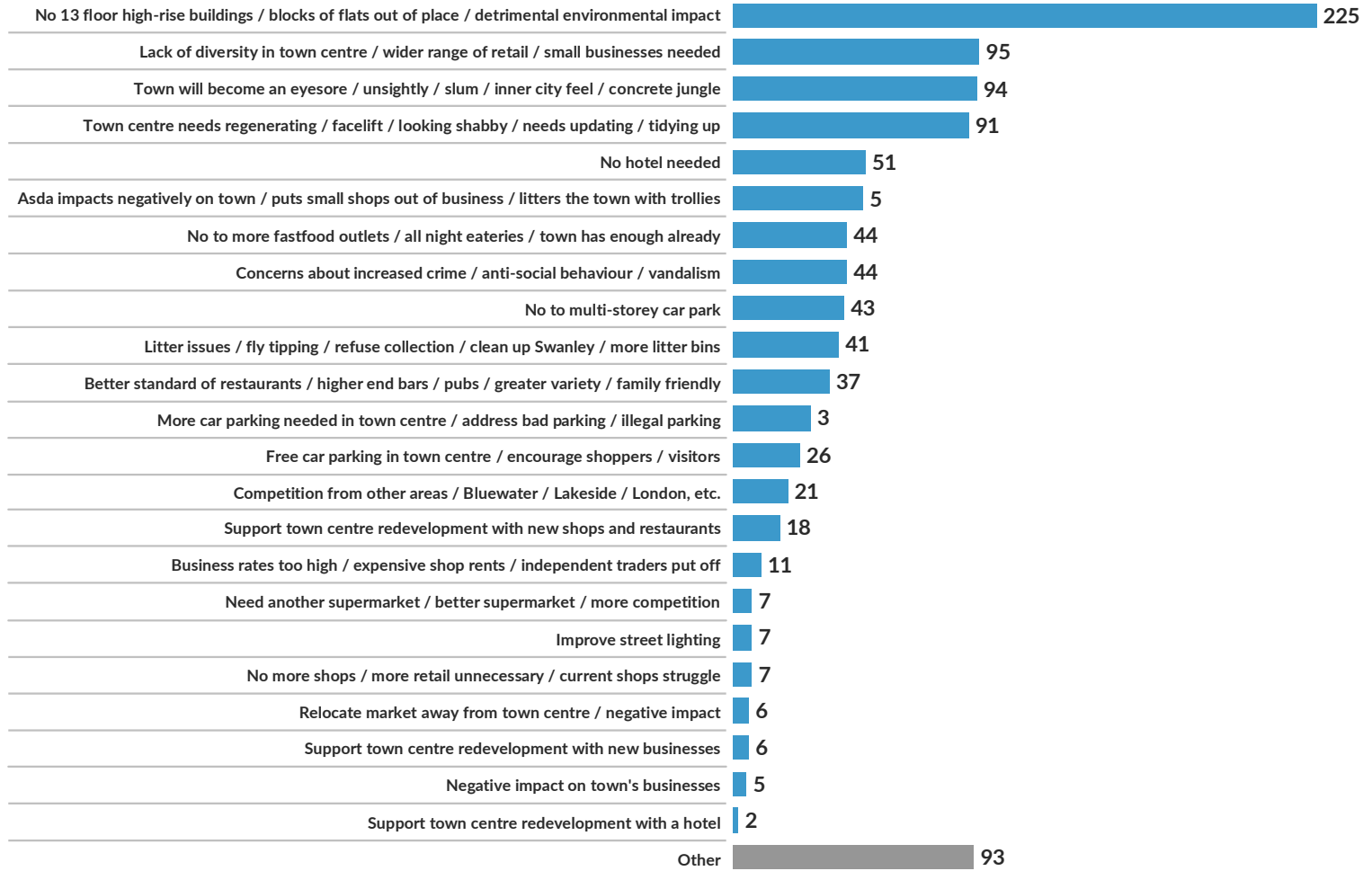
Base: Various for each question (Not relevant & not answered excluded - original base size 1,838)

Garden Village free text comments summary (number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about the Garden Village (437)

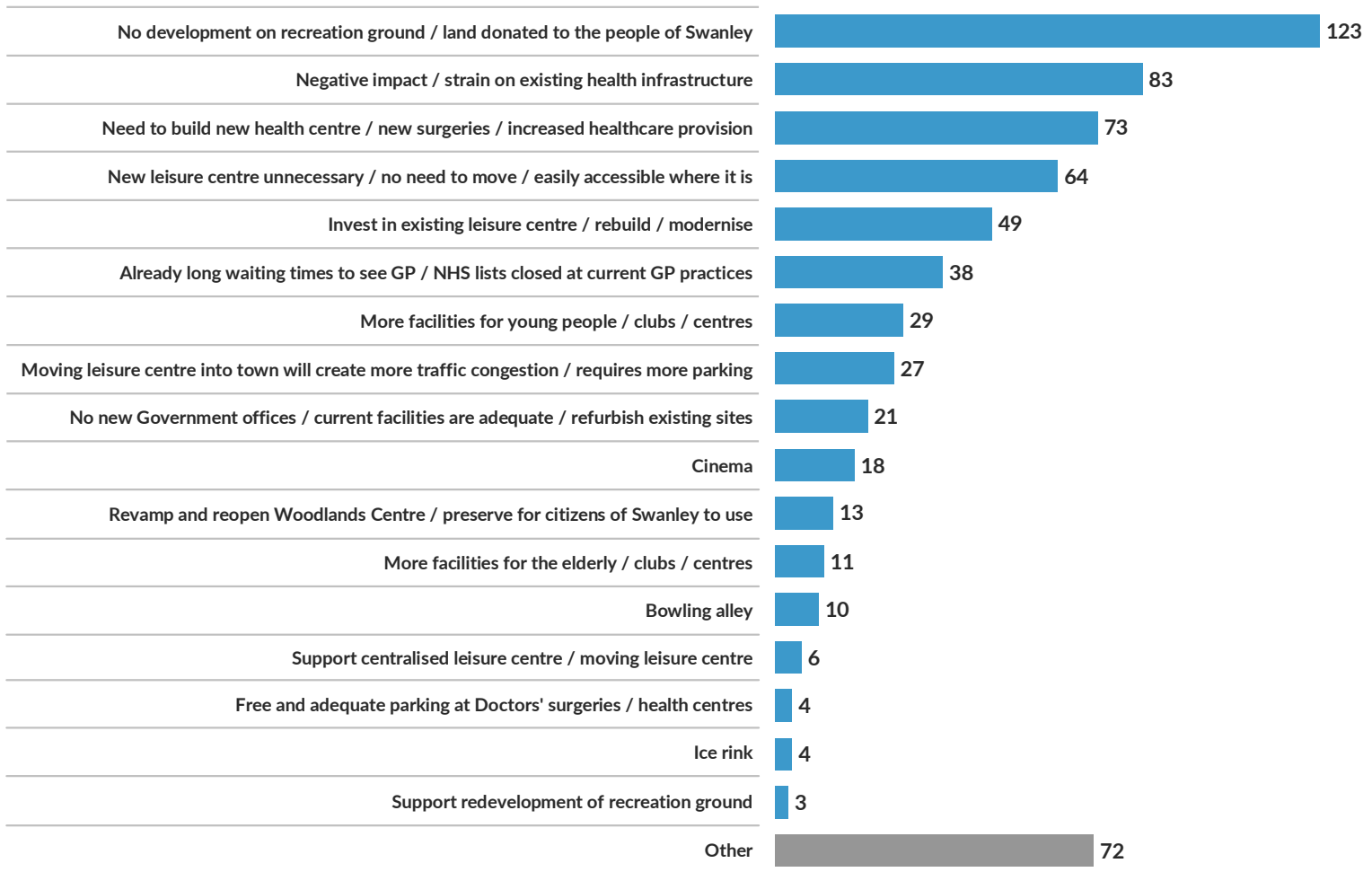
Town centre free text comments summary (number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about the town centre (480)

22

Health centre, leisure centre, other services free text comments summary (number of comments made)

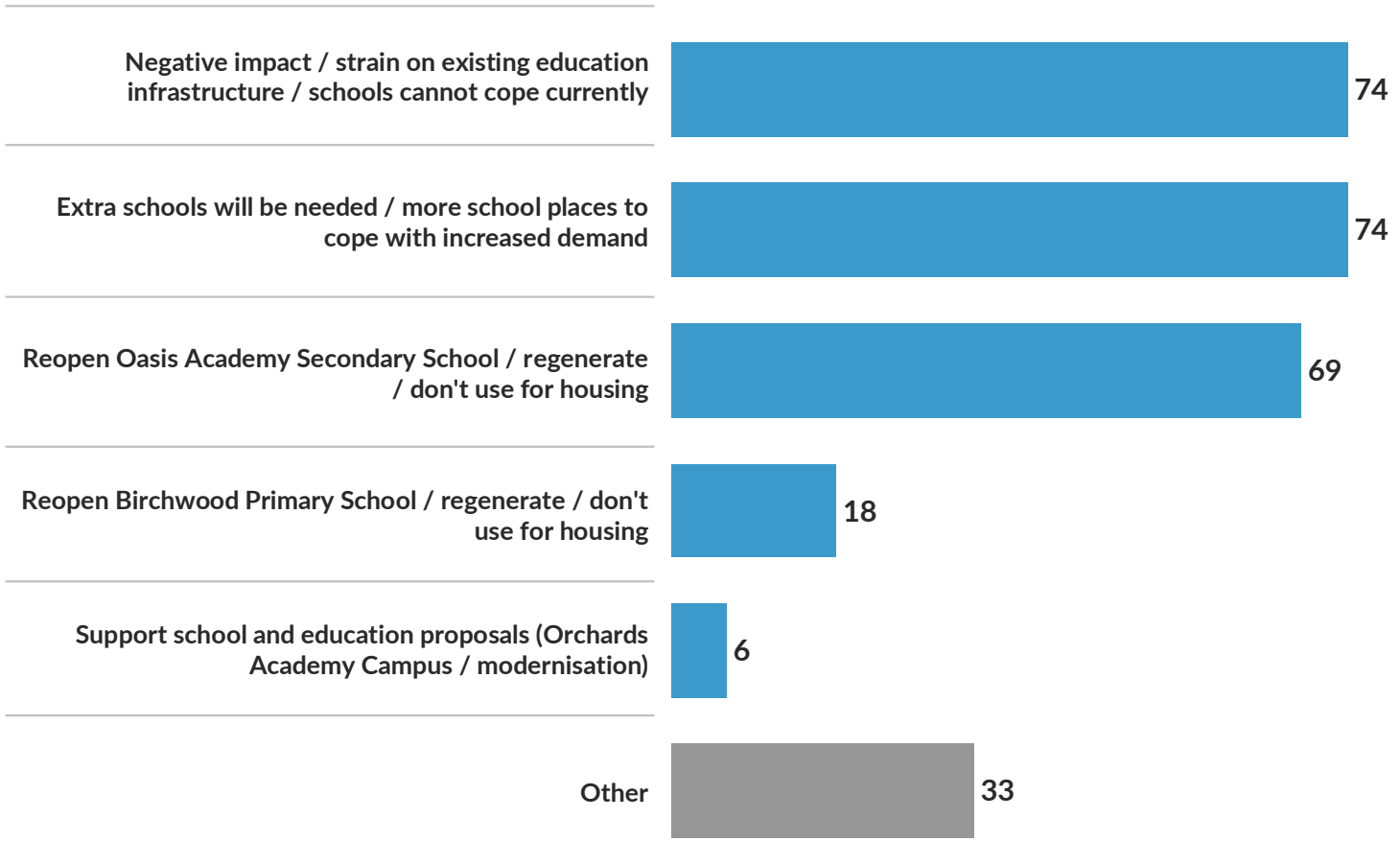


Base: All responding to Q9 (1,036); Total number of comments made about the health centre, leisure centre, other services (348)

24

Education free text comments summary

(number of comments made)

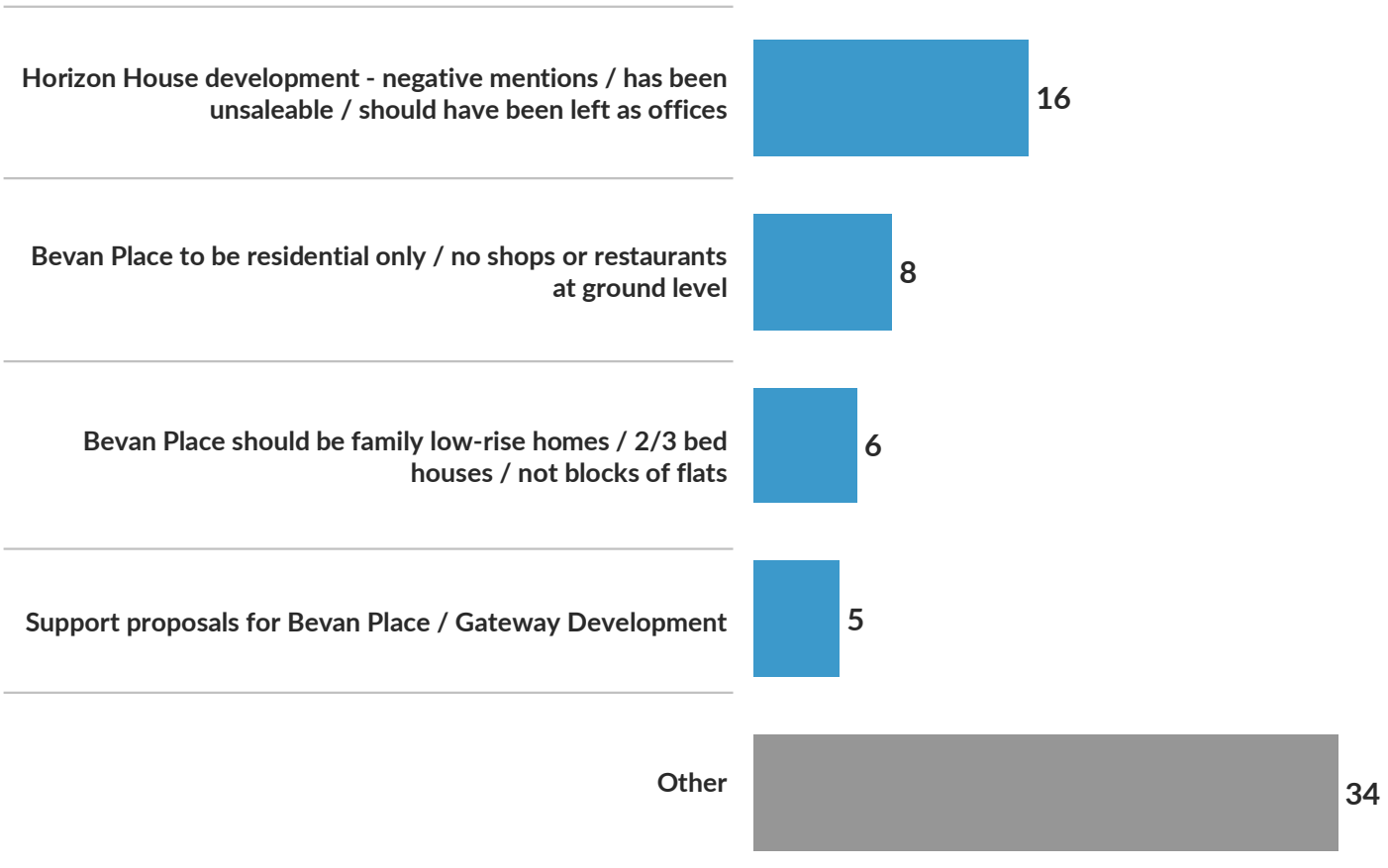


Base: All responding to Q9 (1,036); Total number of comments made about education (210)

26

Gateway free text comments summary

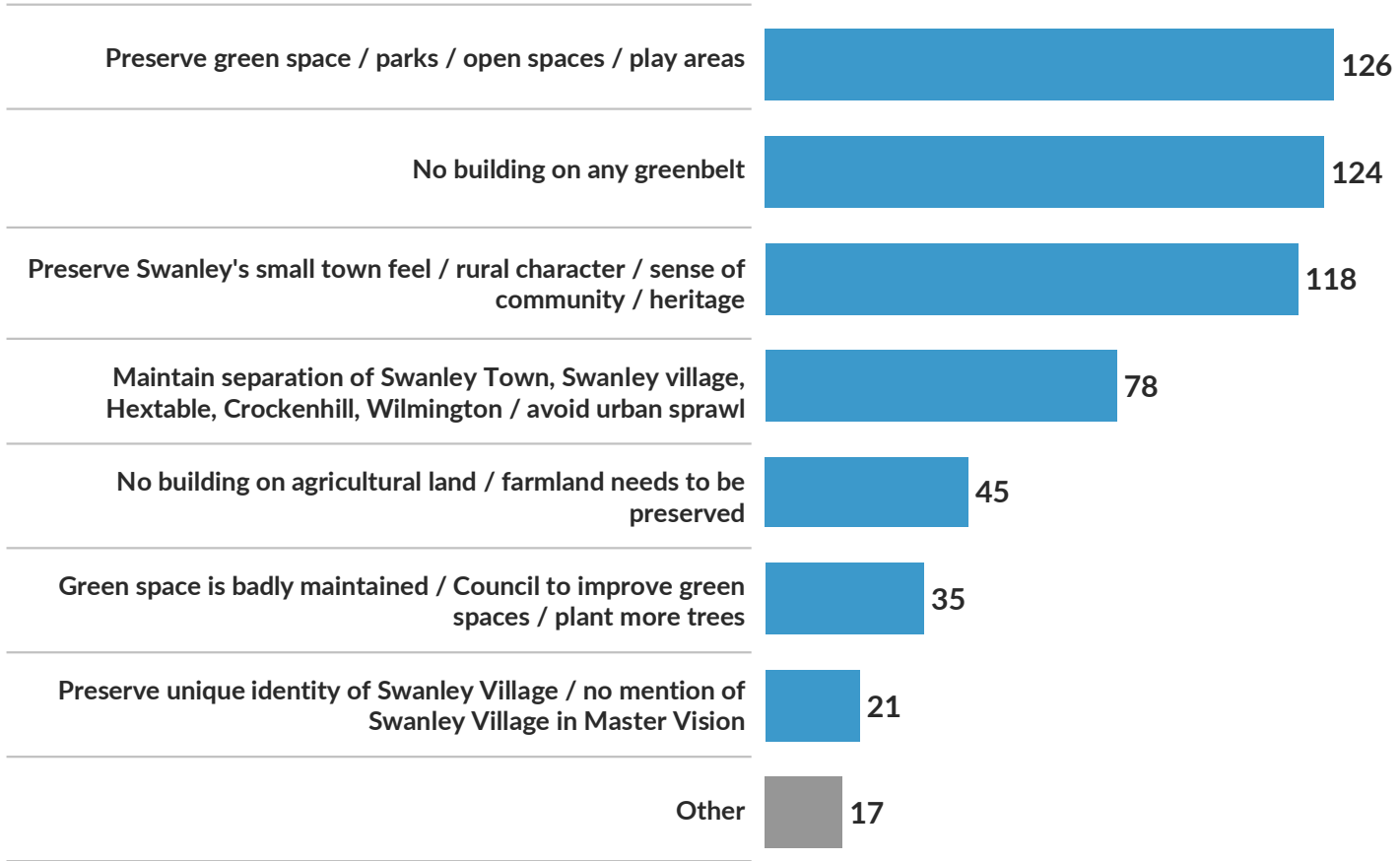
(number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about the Gateway (61)

Green and open space free text comments summary

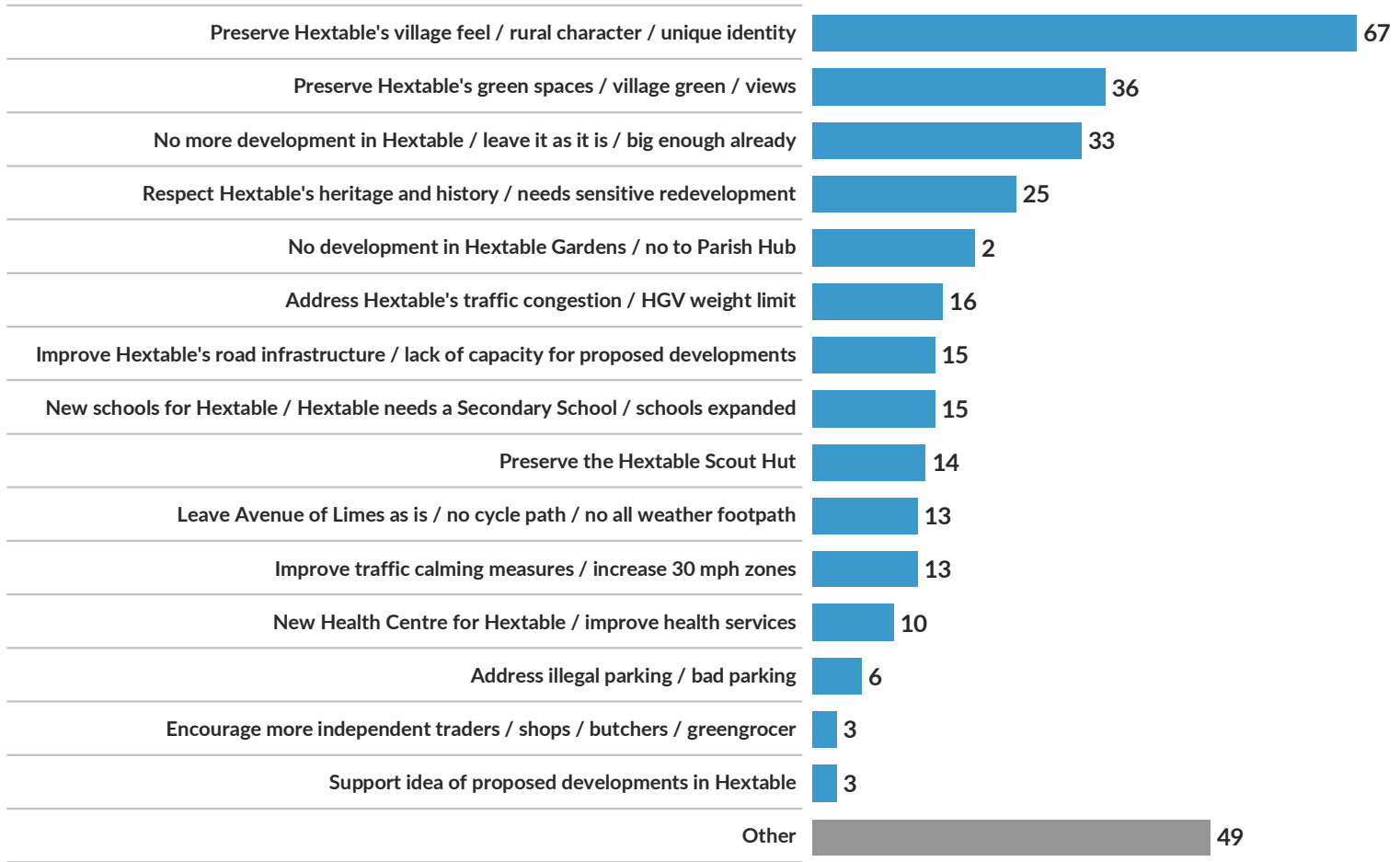
(number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about green and open space (366)

30

Hextable free text comments summary (number of comments made)



Base: All responding to Q9 (1,036); Total number of comments made about Hextable (174)

32

Summary of proposals in descending order of agreement

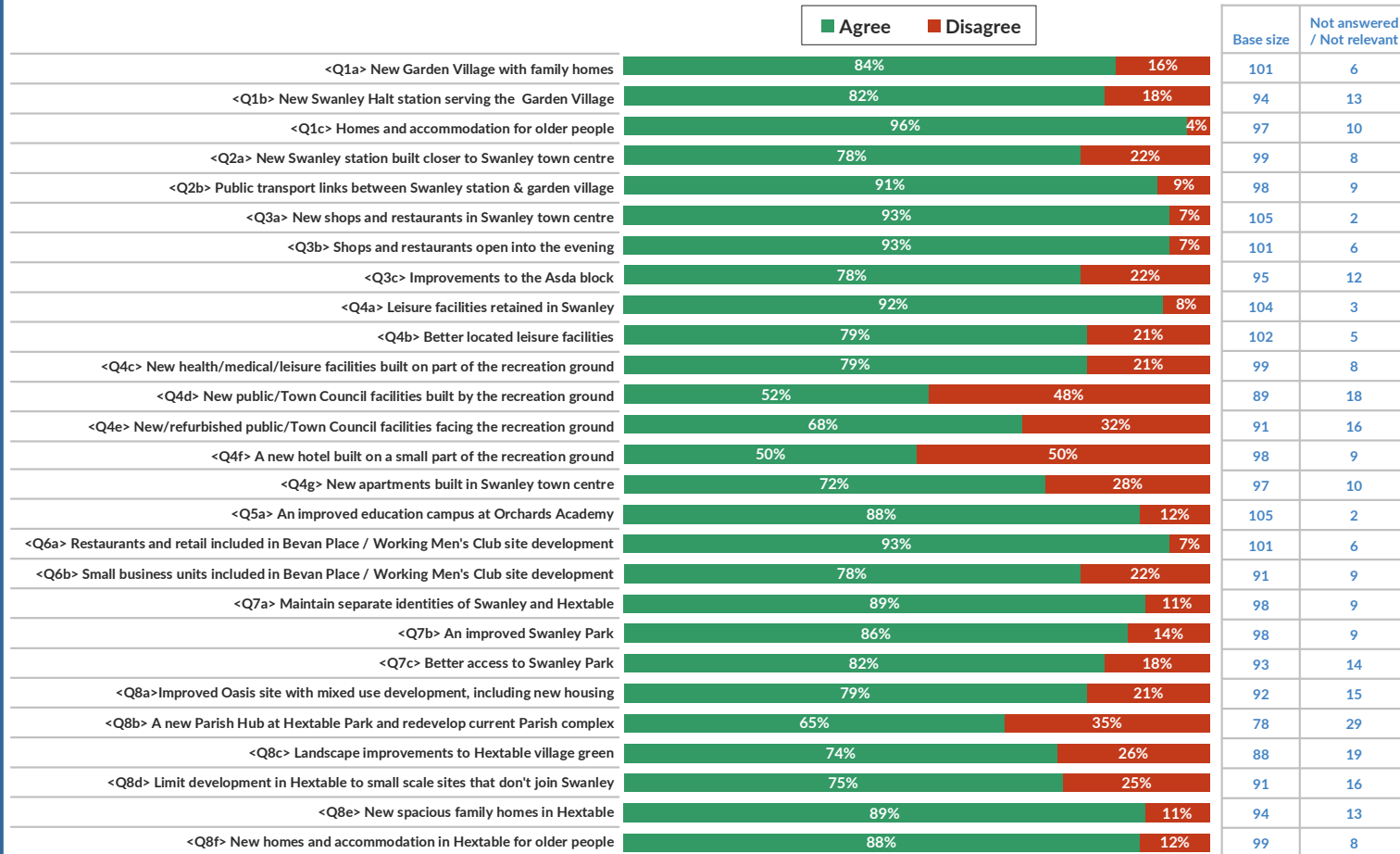
% Agreement (Net: Strongly Agree & Agree)

		Base size	Not answered / Not relevant
<Q4a> Leisure facilities retained in Swanley	96%	1,725	113
<Q7a> Maintain separate identities of Swanley and Hextable	93%	1,747	91
<Q8f> New homes and accommodation in Hextable for older people	85%	1,485	353
<Q3a> New shops and restaurants in Swanley town centre	84%	1,732	106
<Q7b> An improved Swanley Park	83%	1,671	167
<Q1c> Homes and accommodation for older people	81%	1,662	176
<Q5a> An improved education campus at Orchards Academy	79%	1,456	382
<Q8d> Limit development in Hextable to small scale sites that don't join Swanley	77%	1,349	489
<Q8e> New spacious family homes in Hextable	77%	1,146	692
<Q7c> Better access to Swanley Park	76%	1,663	175
<Q6b> Small business units included in Bevan Place / Working Men's Club site development	73%	1,725	113
<Q3b> Shops and restaurants open into the evening	72%	1,763	75
<Q6a> Restaurants and retail included in Bevan Place / Working Men's Club site development	71%	1,732	106
<Q8c> Landscape improvements to Hextable village green	68%	1,435	403
<Q1a> New Garden Village with family homes	63%	1,648	190
<Q2b> Public transport links between Swanley station & garden village	61%	1,673	165
<Q3c> Improvements to the Asda block	59%	1,714	124
<Q4c> New health/medical/leisure facilities built on part of the recreation ground	58%	1,766	72
<Q8b> A new Parish Hub at Hextable Park and redevelop current Parish complex	53%	1,179	659
<Q2a> New Swanley station built closer to Swanley town centre	51%	1,715	123
<Q1b> New Swanley Halt station serving the Garden Village	50%	1,664	174
<Q4b> Better located leisure facilities	50%	1,708	130
<Q4g> New apartments built in Swanley town centre	50%	1,748	90
<Q8a> Improved Oasis site with mixed use development, including new housing	49%	1,333	505
<Q4e> New/refurbished public/Town Council facilities facing the recreation ground	42%	1,653	185
<Q4d> New public/Town Council facilities built by the recreation ground	35%	1,670	168
<Q4f> A new hotel built on a small part of the recreation ground	22%	1,712	126

Base: Various for each question (Not relevant & not answered excluded – original base size 1,838)

16

Summary of agreement & disagreement of main points raised in the consultation unweighted data - Orchards Academy only



Base: Various for each question (Not relevant & not answered excluded – original base size 107)

Organisation / Name / Date	Appendix 2 Summary of key issues raised in stakeholder responses
Swanley Town Council	<ul style="list-style-type: none"> • Accept need for regeneration • Report doesn't sufficiently address road, rail, infrastructure and sewerage issues • Concerns about data, lack of consultation with landowners and impact on the local community
Hextable Parish Council	<ul style="list-style-type: none"> • Strongly object to development on Egerton Nursery in the Green Belt between Hextable and Swanley (must maintain separate communities) • Neighbourhood Plan indicates that direction of future development should be north and east towards Wilmington – previously developed sites available • Objects to any nursery site in Hextable being developed – would set precedent as there are a number of nurseries all in the Green Belt • Strong resistance from residents to development on prime agricultural land that is still being farmed in the village • No objection to development on the footprint of the closed Oasis School (previously developed land) • Objection to development on the Oasis school playing fields (off College Road) as they are used for sport and recreation for residents and would close the small Green Belt gap between Hextable and Swanley
Crockenhill Parish Council	<ul style="list-style-type: none"> • The proposals lack a timescale or sequence of events • The whole Vision is too ambitious • The present infrastructure is currently failing and could not cope with an influx of additional homes/people/vehicles etc • Agree that Swanley needs updating and improving but not extending on the scale proposed • There is a need for new residential units for the local community – want to keep it as a community and not create urban sprawl • People have been drawn to this area for its rural feeling and Councillors believe there is a strong need to retain the Green Belt and green spaces • Current ideas will not enhance the area but are more likely to detract from its appeal • Essential that any development goes hand in hand with the essential infrastructure • Should be part of any permission that essential services are provided
Swanley Village Residents' Association	<ul style="list-style-type: none"> • At a Residents' Association committee meeting (14 November 2016) concern was expressed that the Vision threatens to eradicate the green wedge between the town of Swanley and the separate hamlet and conservation area of Swanley Village • Ironical that the proposed engorgement of a village is encompassed in a plan that masquerades as the creation of a Garden Village • Earlier letter (11 September 2016) set out a number of developments within the village that the committee and villagers consider to be potentially achievable in keeping with the character and identity of Swanley Village

	<ul style="list-style-type: none"> • The development on the agricultural land between Beechenlea Lane and Archer Way is considered entirely unacceptable • The stretch of high quality land represents the separation between Swanley Village and Swanley Town and housing development on this field would mean eradication of this essential green wedge – it also provides a route for villagers to walk around the village without using the narrow lanes which are dangerous to pedestrians • Objection to any development proposal that merges Swanley Village with Swanley Town • SDC accepted the separateness of Swanley Village in its Conservation Area review in 2003; in its recommendation to the Local Government Boundary Commission review in 2015; and when it excluded Swanley Village from the Master Vision • Essential that this historic settlement continues to be surrounded by countryside and recognisable to inhabitants from past centuries
<p>KCC (Growth, Environment, Transport)</p>	<ul style="list-style-type: none"> • Welcomes the new vision and its attempts to address specific policy (e.g. bringing prosperity, supporting local economy) • Transformation growth could put too much pressure on services – public sector cannot fund this • Concerned about the use of CIL in securing optimal funds towards infrastructure in the Master Vision – further engagement needed with the DC about the CIL charging schedule • Concerned about the restrictions in place for section 106 funding with CIL contributions now in place • Wish for communication regarding any infrastructure requirements or sources of funding • Encourages improvements to highways and transport service infrastructure • The green link between Hextable College Road through to the park and town centre is supported • Provision of residential development around Swanley Railway and town centre is supported • Further detail on the road network and traffic management action areas is required • Proposed parking provision and management strategy is supported • Capitalise on the introduction of the Oystercard 2016 – bus and rail integration, cycle and pedestrian links (in accordance to County Council’s Active Travel Strategy) • Access to bus stops requires improvements • Master Vision does not present any detail in relation to current traffic movements or potential future travel demand • Investigation required to identify potential impact and measures for sustainable transport as well as highway improvements • Scenario 1 (minimum growth comments): <ul style="list-style-type: none"> • Generally accommodating of the local transport and highway networks • Capitalise on opportunities offered by U+I proposal to recognise ambitions set out in Master Vision • Real time parking direction signage, car club, additional cycle parking, pedestrian and cycle route improvements and signage should be considered • Quality bus partnership could lay the foundation for sustainable future growth • Scenario 2 (medium growth):

- Need to improve the operation of the slip roads around junction 3
 - New housing sites south of Hextable may have a safety impact on College Road and Swanley Lane
 - Junction improvements on Bartholomew Way and London Road
 - Quality Bus Contract, improvements to pedestrian and cycle routes and road crossings in Town Centre and Station is encouraged
 - Scenario 3 (transformational growth):
 - KCC supports this as long as the sustainability measures are achievable – new rail halt and relocating the station could do this
 - Complementary pricing of parking will be necessary to ensure people favour public transport
 - In July 2014 the South East Local Enterprise Partnership secured a funding package from the Government’s Local Growth Fund – specifically for improvements to the existing Swanley Railway station – in addition to CIL and s106 contributions
 - The funding proposed by SDC for the development must be secured before proceeding
 - Do not envisage the closure of the Oasis Hextable Academy to be ‘temporary’ – expanding Orchards Academy to 6 forms of entry will cause a number of issues.
 - Discussion around St Mary’s CE School and Orchards Academy to become one site depending on land ownership, the cost and availability of a site
- Primary Education
- Scenario 1 – primary schools in Swanley and Hextable are currently experiencing high levels of demand
 - Hextable Primary School recently enlarged – potentially expanded by a total of 2FE
 - KCC considers the forecasted primary demand could be managed entirely through the expansion of existing schools – indicative cost of £5 million (£2.5million per 1FE expansion)
 - Scenario 2 – would require a total provision of 3FE; one new 2FE primary school and 1FE expansion – the total indicative cost being between £9 and £10 million
 - Scenario 3 – two new 2FE primary schools and 2FE expansions would be required. Total cost provision is approximately £19 million
- Secondary education
- Closure of Oasis Hextable Academy has increased demand in north Sevenoaks
 - Orchards academy and neighbouring schools can accommodate the local demand until September 2019
 - Any additional demand that emerges as a result of new development would require funding
 - Scenario 1 – expansion of existing Secondary Education provision - Orchards Academy is restrained at 4.2 ha and an expansion of this school would be expensive - there is a need for a feasibility study for costs
 - Scenario 2 – a larger expansion with a greater increase in cost needed

	<ul style="list-style-type: none"> • Scenario 3 – provision of a new 5FE secondary school would be needed costing £35 million (excluding land costs). Re-use the existing Hextable site in order to meet demand (KCC cannot confirm the availability of this site for education) <p>Property and Land Ownership</p> <ul style="list-style-type: none"> • Concerns around the outdoor sports hub on the former Birchwood School site and the proposed redevelopment of the Oasis Hextable Academy site (want to discuss with SDC to identify alternative options) • Concerns regarding the movement of St Mary’s CE Primary School to redevelop the site – replacement of the youth hub <p>Minerals and Waste</p> <ul style="list-style-type: none"> • No mention of the Kent Minerals and Waste Local Plan 2013-2030 in the Master Vision • Consideration given to identify and safeguard mineral reserves – specific regard to Policy DM7: Safeguarding of Minerals • County Council’s waste management facilities will be close to operating capacity - additional capacity will be required • Further discussion needed on mitigation projects and quantum of additional demand <p>Biodiversity</p> <ul style="list-style-type: none"> • Consideration needed of specific biodiversity elements and landscape connectivity – it has been identified that open spaces can have ecological benefits alongside recreational facilities.
<p>KCC Property</p>	<ul style="list-style-type: none"> • Promoting the redevelopment of two former school sites (former Birchwood Primary School and Oasis Academy) • Believe both sites are suitable for housing growth – to facilitate housing need and generate inward investment for the Swanley and Hextable areas • Welcome the Master Vision’s ambitions • Birchwood school site has already had a planning application considered for residential development (ref: SE/14/03793/FUL) – was refused at Planning Committee • Birchwood School a part previously developed site • Favour the medium growth option as best follows the principles of sustainable development • Number of redundant agricultural, nursery and education sites that could be utilised to help meet development need and not undermine the function of the Green Belt • A review of other Greenfield land parcels that no longer contribute to the open character of the Green Belt would also help • Promoting too much development in Swanley and Hextable would likely have a detrimental impact upon the smaller villages – detract from other regenerations e.g. New Ash Green • Medium growth scenario needs to have better regard to the re-use of resources/previously developed sites e.g. Birchwood School • Deliver the sports hub on other areas of Green Belt land with less housing potential

Orchards Academy	<ul style="list-style-type: none"> • As a central part of the community the School recognises the need for investment in the future growth of Swanley and in general are in support of the Master Vision • In the last two years the school has been ranked in the top 10% of schools nationally for progress and in turn are seeing a surge in the numbers applying. However, the school buildings are not capable of taking large numbers so there would need to be substantial investment in the school to accommodate a potential influx of new families to the area • Working alongside outside agencies such as Supajam and Walk Tall Orchards are also providing education for those pupils who would have fallen into the NEET category so are providing a service to the Local authority as well as pupils • As well as investment in the school buildings Orchards would also welcome the addition of a sports centre on site that could be shared between the school pupils and local community. This has been shown to work well in other areas • Orchards concerns are that without investment in the school and a large influx of new families; people would be forced to send their children to school out of the local area and instead of enhancing the vision of community it would instead create division • Further investment in infrastructure is of course required with the immediate need for a better bus service to the more rural parts of Swanley
St Mary's CE Primary School	<ul style="list-style-type: none"> • The Governing Body confirm, for the purposes of Sevenoaks Council's master vision for Swanley, that it is the intention to increase the size of the school and nursery from one to two form entry, as soon as this becomes possible • Understand that this may necessitate building onto the existing school, or starting a new school building whilst using the existing school building; and that any new build, using the same site, may involve two stories. Not an intention to share the site with housing, for example, at any stage. Consider the site size to meet present needs. • Aware that the adjacent site (known as St Mary's Youth and Community Centre) is also designated for school use, but has not been used as such since 1993. Would appreciate increasing present site to include this site, and understand that this would mean that further building was not necessary
Dartford Gravesham Swanley Clinical Commissioning Group (CCG)	<ul style="list-style-type: none"> • Acknowledges the preferred scenario being Transformation Growth – increased population and CIL contributions • Need sufficient health facilities to accommodate an increased population • Options for an integrated health and wellbeing facility for the current 2 GP practices • Facility needs to be properly resourced with appropriate CIL contributions • Requested contribution of £360 per resident equates to a contribution of £3,888,000 (possible increased contributions) • Congestion in town centre has severe impact on GP and nursing staff – prevents timely access for visits • Provide solution for the new medical facility
The Oaks Partnership (GPs)	<ul style="list-style-type: none"> • Welcome the new development in Swanley • Population growth in Swanley will need to take into account the need for increased health facilities • Support the building of a health and wellbeing centre from the two Swanley town centre surgeries (the Cedars and The Oaks)

- Focus on wellbeing would be ideal to prevent ill health and indeed improve existing health problems
- Wellbeing approach can allow the population to receive timely appropriate interventions rather than over-medicalising
- As part of a wellbeing centre; direct access to community support resources for social and psychological help can provide people with support before a person even needs to see their GP
- Volunteer sector and commissioned community resources have a key role to play in this
- We would welcome the health centre being part of a leisure centre
- Health and wellbeing centre would need to be large enough to house community services, commissioned health services (GP services, community nursing, physiotherapy, podiatry, school nursing, speech and language therapy and health visitors)
- Concerns about the proposed position of the health and wellbeing centre off St Mary's Road and particularly traffic congestion
- Key issues with gridlock around the roundabouts and the pedestrian crossing/lights
- Urge improvement of access into Swanley with increased housing supply
- Struggle with not being able to leave the CCP car park directly onto the B258 like before - a give way protocol and sign would allow people to go straight out back down the high street, rather than going around Asda – significantly help faster access for home visits and general use
- Central position of a health and wellbeing centre is the most supported – accessible from London and M25
- Moving to the current White Oak site would not be supported by The Oaks or The Cedars due to current traffic congestion (access to M25 would be even further away)
- Consideration of a site nearer the M25 may be supported but public transport and public consultations must be considered
- Central position in Swanley may also be supported but accessibility would need to be considered
- Current Oaks surgery or in the immediate vicinity would allow current levels of access
- Staff wellbeing is important; noise control, natural light in the building for all rooms and enough ground floor access for the elderly population – if the centre was to be part of the major town centre planning
- Car parking costs are a concern – disincentive to work in the town centre (staff leaving because of increased costs)
- Not enough car parking permits or being able to use an electronic facility to pay for parking for regular workers
- Green spaces are essential – good safe link through the Swanley park would be supported
- Having plenty of trees – important for our health and mental health (please give consideration in any planning application)
- Concerned about the loss of Green Belt land within the Swanley and Hextable area as they would have less than the rest of the Sevenoaks District
- Better access and utilisation of the Green Belt for exercise and leisure would be supported.
- Medical advances are likely to make more available primary care – with an ageing population there is a need to plan for increased demand as well as population growth
- Space within a facility needs to be flexible to allow adjustment in change of use

<p>South Eastern</p>	<p>Scenario 1:</p> <ul style="list-style-type: none"> • KCC has secured funding towards rebuilding the station in its current location but time is limited and cannot be carried forward for other schemes; however would be an improved gateway to the town • Widened footpaths and cycle routes will create better access to the station from the surrounding area and bring it closer to the community. • The scheme is realistic in terms of deliverable benefits, value for money and can be delivered within the restraints of the funding conditions <p>Scenario 2:</p> <ul style="list-style-type: none"> • The additional station 'Halt' would increase journey time for residents living in the North Kent towns travelling into London. • Availability of train paths is unknown and would be a significant risk in this scenario • Increased dwell times will impact train performance and punctuality • Would be an expensive option for limited benefits – will need full station facilities with full staffing but the station would only receive stopping services from the North Medway Towns <p>Scenario 3:</p> <ul style="list-style-type: none"> • Most expensive option with the added complication of the junction to the Otford line joining the Victoria line • Limited information in the Master Plan for this scenario and its impact on the railway • This proposal will struggle on economical grounds as you are creating a station only served by the North Medway route <p>Summary</p> <ul style="list-style-type: none"> • Rather than provide a Halt or a new station, which would have huge risk, incur delays - Scenario 1 would be the most realistic deliverable scheme –ensure better aesthetics and security • Improved pedestrian access and cycle routes to the station with improved street furniture and lighting • Improved bus service provision and access to the current station from developments – Scenario 1 would bring the current station closer to the community
<p>Network Rail</p>	<ul style="list-style-type: none"> • Supports the preparation of the Master Vision and supports the key principles of maximising rail links and investing in transport infrastructure • Support is given to the development and the promotion of development and growth in the area • Supportive of increasing railway patronage – however, need to recognise the significant costs and operational impacts of new railway infrastructure • Supportive of the design work that South Eastern have undertaken on behalf of KCC but this covers the extent of Network Rail's involvement with this station • This design report only covers the redevelopment of the existing station, not wider areas identified in the Master Vision • Would welcome further involvement in the preparation of the document and input on railway infrastructure and development

	<ul style="list-style-type: none"> • Supportive of maximising rail links to London and Kent – look to work with the Train Operating Company, the Local Authority and other stakeholders to do this • Support the high level objectives of the proposed improvements to the station design and its environments • Relocation of the station is very expensive and needs to be properly estimated – the impact on the operational timetable needs to be assessed and agreed • Too early to promote the relocation of the station – need to know if it is feasible or viable • Welcomes further discussion for the relocation of the station • Halt station would increase the journey time – Network rail trying to decrease journey times, therefore would need significant agreement with industry partners. • Railway and regulatory issues need to be considered and represented in the Master Vision document • Welcomes working with third parties but has no budget for the development works • Scenario 2: would appear costly and the decking over the railway is difficult – generally not possible in areas with high land value (e.g. Central Land) so will be problematic in Swanley where funding is limited • Considerable work to be undertaken to establish the costs for each option • Happy to discuss this further
<p>CPRE</p>	<ul style="list-style-type: none"> • The scheme is dependent on the release of Green Belt land which CPRE cannot support • The test of the five purposes of designation was ignored in this case • 1500 consultees were against development that impacted the Green Belt • The DCLG Secretary of State said Green Belt is ‘absolutely sacrosanct’ • The DCLG paper of Locally-Led Garden Villages says that planning freedoms will ‘continue protecting the Green Belt’ • Priority should be given to sites within the existing urban area – would not jeopardise the separation of settlements nor air quality • Would the scheme result in a more self-sufficient Swanley or just cheaper housing for south London? • Rather than focussing on the M25 and A20 congestion the focus should be on the access to Swanley (Major blockages on the B258 and B2173 need to be considered). • Bevan Place Roundabout needs a separate study, including air quality • Concentrating leisure and social facilities in the centre will worsen traffic congestion • Weakness that neither public transport nor parking are under public control • No green spaces should be sacrificed for development – a mistake to move the leisure centre to open space • Absence of sufficient parking for the Leisure Centre would disadvantage the users • Graveyard has been identified as a green space though it cannot properly serve for recreational purpose • Not clear how far the Vision is consistent with U+I development plans for the centre

	<ul style="list-style-type: none"> • Any development on green spaces diminishes the sense of openness • If there is to be major development at Swanley, more green space must be allocated, not less • Development proposals should aim to make better use of under-used facilities e.g. playing fields. • Would like to be kept informed about progress on the consultation
<p>White Oak Bowls Leisure Ltd</p>	<ul style="list-style-type: none"> • Report ignores the railway which cuts the town in half – regeneration will increase the disparity between town centre and poorly located places • Opposition to development on recreation ground. Solution: a deck over railway • Not enough proposed parking spaces for the increased number of residential and retail units • Concerns about the absence of affordable housing • Concerns about the provision of medical clinics for Hextable residents • Propose College Road nursery (brownfield site) for development instead of Green Belt • More information needed regarding Garden Village; design brief, social housing provision, leisure, health and employment • Railway halt will clog the new residential streets with traffic • New care home must still be affordable and provide sufficient parking • More parking must be considered elsewhere for station with the loss of Bevan Place car park and relocating near town centre – 200 additional spaces (multi-storey) • Leisure site (Hilda May Avenue) should remain for its current use • Entrance to Swanley lies closer to the motorway intersection than proposed in the plans • Hextable Gardens should remain as an open space • Swanley recreation ground (St Mary’s Road) should remain as an open space • Hotel not suitable on recreation ground – need for adequate parking

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Appendix 3

Minutes of the Sevenoaks District Local Strategic Partnership Held at Sevenoaks District Council Offices, 29 September 2016

Present:

Pav Ramewal	PR	Sevenoaks District Council (Chair)
Alan Whiting	AW	Sevenoaks District Council
Richard Morris	RM	Sevenoaks District Council
Jo Tonkin	JT	Kent County Council Public Health
Nick Silvester	NS	Kent Fire and Rescue Service
Mark Rist	MR	Kent Fire and Rescue Service
Gill Shepherd-Coates	GSC	Age UK
Wendy McGeachy	WM	Imago
Chief Inspector Roscoe Walford	RW	Kent Police
Heather Brightwell	HB	West Kent Extra
Craig Kendall	CK	Kent County Council
Jill Rogers	JR	Moat Housing
Will Campbell-Wroe	WCW	West Kent Extra
John Dyson	JD	Sencio Community Leisure
Stanley King	SK	Sevenoaks Churches Together
Frank Czarnowski	FC	West Kent Housing
Lesley Bowles	LB	Sevenoaks District Council
Sarah Gaunt	SG	Kent County Council, Early Help and Prevention
David Hart	DH	Kent County Council, Area Schools Officer

1.	<p>Apologies for Absence</p> <ul style="list-style-type: none"> Jackie Marks – KCC Partnership Manager Ian Watts – KCC Area Education Officer Rick Bayne – Kent Downs AONB Yvonne Wilson – West Kent CCG 	
3.	<p>Successes</p> <p>NS updated as follows:</p> <ul style="list-style-type: none"> On scene First responders training project <ul style="list-style-type: none"> Kent Fire and Rescue Service received funding from the Police and Crime Commissioner for a first responder on scene training project. Kent Fire and Rescue project will train 14-21 year olds to carry out first aid at scenes of road traffic collisions, particularly in rural areas where data shows most collisions involving young people take place. 	

	<ul style="list-style-type: none"> • The grant has enabled Kent Fire and Rescue Service to purchase equipment to train young people at the new Rochester Road Safety Experience centre in how to use defibrillators and other valuable first aid skills. • LB outlined successful Community Safety Partnership’s recent multi-agency Child Sexual Exploitation training attended by 40 professionals • RW discussed Organised Crime Groups [OCG’s]. There is a strategic expectation that these will be dealt with at a local level and in partnership with other agencies in the first instance. • Sevenoaks currently have one group, Barnfield Park in New Ash Green, a managed traveller site that is run by KCC. 	
3	<p>Challenges, barriers and opportunities</p> <ul style="list-style-type: none"> • Following a suggestion from LB, it was agreed that the next LSP would take mental health as its key discussion topic 	AW
4	<p>LSP Development Day</p> <ul style="list-style-type: none"> • LB presented this item. The following ideas discussed at the Development day were outlined as follows: <ul style="list-style-type: none"> ○ Improved community empowerment through co-produced partner events – it was agreed that key LSP partnerships including the Local Children’s Partnership Group (LCPG), the Health Action Team and the Community Safety Partnership will add this as an agenda item for discussion at future meetings and will identify events to take forward. ○ Improved communication with schools – this will be looked at by the LCPG ○ Improved identification of repeat & vulnerable victims – this is already being dealt with by Sevenoaks District Council’s Community Safety Unit through their Daily Tasking meetings. ○ How do we get these to harder to reach groups for food/healthy eating advice, particularly in more isolated communities – this will be looked at by the Sevenoaks Healthy Action Team who are already doing a great deal of work around this agenda. ○ Improve and sustain the provision of voluntary and community transport and promote volunteering – this will be looked at by the Sevenoaks Voluntary Sector Forum with reference to the Older People’s Sub-Group of the LSP ○ Multi agency referral system for older people involving health, housing and voluntary sector – this Older People’s Sub-Group will look at how to take this forward in collaboration with West Kent CCG’s “Making Every Contact Count” (MECC). ○ Incubate New Businesses – this is a shared objective with the Sevenoaks Economic Development Action Plan. ○ Initiatives to reduce barriers for young people who are NEET – this will form part of the work of the Supporting Young People into Employment Group. 	

	<ul style="list-style-type: none"> ○ Mobile jobs bus – this will also form part of the work of the Supporting Young People into Employment Group 	
<p>5</p>	<p>Swanley and Hextable Masterplan consultation – introduced by Richard Morris/Alan Whiting, SDC and followed by group discussion.</p> <p>Background</p> <p>Sevenoaks District Council has prepared a 20 year ‘Master Vision’ to help regenerate Swanley and Hextable.</p> <p>Change is already happening but this is an opportunity to influence future change and get the improvements in infrastructure, including transport, leisure, health, educational and other community facilities that Swanley and Hextable deserve.</p> <p>We are very aware that pressure continues for new housing continues and without a plan in place, growth will happen without the accompanying community benefits or infrastructure identified as important to local people.</p> <p>The improved economy has led to fresh interest by the key landowner (U&I) in making improvements to Swanley town centre. There are also proposals being developed for the improvement of Swanley Station. It seems that now is the right time to put in place a long-term regeneration vision for the town.</p> <p>The Master Vision has been developed by considering the level of growth needed to make positive change happen (for Swanley town centre and for the wider Swanley town and Hextable Parish). The Master Vision sets an ambitious scale of possible regeneration to create the most realistic chance of delivering significant improvements in infrastructure.</p> <p>The Consultations</p> <p>During our consultations in February 2016, residents told us that they wanted new affordable and family homes and retirement properties, homes for first-time buyers, improved health facilities, better public transport and ways to cut road congestion, a better range of shops and restaurants while retaining leisure facilities and open spaces.</p> <p>The Master Vision incorporates results fed to the consultants, Tibbalds. They have looked at the scale of ambition required to deliver changes that local people said they wanted. During consultations, Officers have also stressed that this is an opportunity to look at the transformational change required to deliver infrastructure and services in a way that does not result in a piecemeal development approach.</p> <p>It was noted that LSP this was an opportunity for partners to give their views about the proposed Master Vision. .</p>	

RM outlined the main sections of the Swanley Master Vision as follows:

New Garden Village

The Master Vision includes the possibility for between 2,500 and 3,000 new homes on a site to the east of Swanley as part of a new ‘Garden Village’ with improved transport links and a train station (‘halt station’). It also includes plans for improved cycle ways and bridle ways

Sevenoaks District Council has submitted an expression of interest to the government regarding a ‘Swanley Garden Village’. A decision from the government is expected later this year.

The consultation recognises the need to consider putting in place sufficient housing for people to enable people to take a ‘housing journey’ in Swanley, from a first starter home to more spacious family home, to possibly downsizing in later life. We recognise the need for a mix of housing types and tenures.

The area envisioned in the ‘Swanley Garden Village’ takes into account the areas physical constraints. Expansion to the east of Swanley is naturally limited by the M25.

RM noted that the Council was also undertaking an assessment of the Green Belt at the moment. Results will not be expected until the new year.

LSP Members agreed in principle to support the key messages of the Master Vision relating to housing and the new garden village.

Transport in Swanley

Swanley is very close to London and you can get there quickly from Swanley Station. The Master Vision looks at how we can bring services more centrally and encourage modal shift. It sets out ways to improve the quality of and access to the existing by building a new modern station closer to the centre of Swanley. We also want to improve other types of public transport to keep traffic off the roads. This might be by making lanes on the roads that only buses can use at certain times. The biggest idea is to move the train station closer to the town centre to where historically was sited. We think putting it in the heart of the town centre would help more people use the train station.

JT noted that the Master Vision’s aspirations on transport and improving the use of and access to open space had a good fit with public health and active green travel. Encouraging walking and cycling and improving access to green and open spaces had direct health benefits.

SG noted that access to the Youth Hub was limited with one main road in and out. In addition, SG supported any efforts to improve the traffic flow around the town centre.

LSP Members agreed in principle to support the key messages of the Master Vision relating to transport.

Swanley Town Centre

We believe Swanley town needs a better range of shops and restaurants. There might be ways to make it easier to get into Swanley town centre, but there is little for people to do in the evening and we can do something about this. We have also set out ideas for improving the area around Asda, including possibly a decked car park.

SG noted that it would be good to have facilities for young people in the evening and that there was a lack of choice with the existing shopping offer.

New health/medical centre, leisure centre and other services

Most people didn't want to build on the Recreation Ground but they did want to improve open and green spaces.

We need to build a new leisure and swimming facility as it is not financially viable to sustain the White Oak Leisure Centre and are looking at some different ideas. Keeping the leisure centre in a town centre location may make it easier to get to. If we put it at the edge of the Recreation Ground, we could put it with a new building for health services. At the same time, we would keep and improve most of the recreation ground as an improved open space for local people to use.

We also had the idea for a hotel at the edge of the Recreation Ground. This could help bring more people into Swanley who would spend their money in local businesses. This could help create more jobs for local people.

Any recreation grounds left could be used for community facilities. We would have to replace the space lost elsewhere in Swanley

WC-W noted concerns about the U&I planning application. He that to help open up public spaces, new shop units should be multi-facing

LSP Members agreed in principle to support the key messages of the Master Vision relating to new health/medical centre, leisure centre and other services

Education

The Master Vision recognises that if we build more homes, we need to improve educational facilities. We think there is a need for more primary school places

SG noted that consideration needed to be made for the Youth Hub and Children's Centre facilities. SG welcomed the opportunity to improve facilities.

LSP Members agreed in principle to support the key messages of the Master

	<p>Vision relating to Education.</p> <p>New Gateway to Swanley town centre (by “Gateway”, we mean a new high quality housing and possibly shops and space for businesses on the existing Bevan Place site that sets a standard for future building in Swanley)</p> <p>Sevenoaks District Council recently bought the former Swanley Working Men’s Club site in the High Street, having owned the neighbouring Bevan Place Car Park for many years.</p> <p>We have already agreed that the Bevan Place Car Park and Working Men’s Club site will be turned into new homes. We also want to look at providing a mixture of shops and cafes on the ground floor as well as affordable units for businesses</p> <p>LSP Members agreed in principle to support the key messages of the Master Vision relating to the new gateway to Swanley Town Centre.</p> <p>Green and Open Spaces</p> <p>We want to help keep Swanley and Hextable as two places with their own communities. Green spaces and Swanley Park help to do this and should be retained. We also think we should improve access for all.</p> <p>We want to improve access to Swanley Park, including the possibility of a new car park on the south side of the park. We have also included possible plans for an all weather path for people walking and cycling through the Avenue of Limes to improve the access between Swanley and Hextable. There is also an option of a new outdoor sports area on the Birchwood School site.</p> <p>LSP Members agreed in principle to support the key messages of the Master Vision relating to green and open spaces.</p> <p>Hextable</p> <p>We have thought about ways of providing new homes in Hextable. We think new homes could be built on the site of the existing Parish Council Offices. The Master Vision includes the possibility of building a new Parish Council office at Hextable Park. We have also looked at the possibilities of providing new mix use housing on the Oasis Academy site which has now been closed for a while. Mixed use could include new home as well as education and health care services.</p> <p>LSP Members agreed in principle to support the key messages of the Master Vision relating to Hextable.</p>	
<p>6</p>	<p>Any other business and suggestions for future agenda items</p> <p>It was agreed that mental health would be the key discussion topic at the next LSP meeting on 29 November.</p>	<p>AW</p>

7	<p>Dates for 2016/17</p> <ul style="list-style-type: none">• Tuesday 29 November 2016, 10am - 12pm, Sevenoaks District Council Offices• Tuesday 28 February 2017, 10am -12pm, Sevenoaks District Council Offices	

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Groups of people visiting the drop-in sessions for the Swanley and Hextable Master Vision.

- Landowners
- People from across the Housing spectrum (i.e. homeowners, renters, landlords, social housing tenants and people seeking affordable housing)
- Businesses ranging from high street shops such as Asda and Wilco, independent businesses and people who are self employed
- People who were unemployed or in receipt of benefits
- People thinking of moving into the area and those who've just moved to the area
- Parents whose children had moved out of area due to a lack of housing,
- People with a connection to Swanley but not currently residing in the District
- Parents with young children
- Children and young people, from primary school through secondary school (delivered through site specific workshops) and higher and further education
- People from different ethnic groups
- Statutory partners, including KCC, Campaign from Rural England, PSCOs
- Town and parish councillors
- Local campaign groups
- Shoppers
- Local workers from Swanley town centre and surrounding area, (both part time and full time)
- Commuters at location specific drop ins at Station.
- People who've lived in Swanley & Hextable for a significant period of time
- Doctors from local surgeries
- People with mental health difficulties
- People with learning disabilities
- People with physical disabilities
- Carers
- Representatives from local clubs and voluntary groups, including Sevenoaks Seniors Action Forum
- Leisure centre users & staff
- Older people, including those seeking to downsize.

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Key messages from young people at Downsview Primary School

- Pupils were encouraged to think about the place they lived in and what they would like it to be like in 20 years.
- Three questions were asked to young people in years 2 and 6:
 - Q1) What would you like to see in a new Swanley Garden Village?
 - Q2) What would you like to see in a Swanley town centre?
 - Q3) How should people travel around Swanley?
- The key issues raised by both year groups were as follows:
- Q1) What would you like to see in a new Swanley Garden Village?
 - Bigger houses
 - More houses with drives
 - Small homes with bigger gardens
 - Flats and homes for older people
 - Communities facilities and things to do for young people
 - Small parks
 - Parks with ponds
 - Shops
- Q2) What would you like to see in a Swanley town centre?
 - Sports and leisure facilities, including swimming pool
 - Fountains
 - New shops, includes places to eat for young people and healthy things to eat and drink
 - Flats
 - Train station
 - Bus stops
 - Community facilities and fun things to do, e.g. cinema, bowling
- Q3) How should people travel around Swanley?
 - Train and make trains cheaper
 - Buses
 - Bikes
 - Easier to walk places
 - Easier for cars to get around

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SEVENOAKS DISTRICT FLOOD RISK ASSESMENT

Planning Advisory Committee - 25 January 2017

Report of Chief Planning Officer

Status: For Consideration

Key Decision: No

Portfolio Holder Cllr. Robert Piper

Contact Officer Claire Pamberi, Ext. 7221

Recommendation to Planning Advisory Committee:

To consider a new Level 1 Strategic Flood Risk Assessment and endorse the study as an evidence base for the new Local Plan.

Reason for recommendation: In order to inform the process of land allocation in the Local Plan, to assist in producing appropriate policies and guidance regarding flood risk as part of the emerging Local Plan and to assist in development management decision making.

Introduction and Background

- 1 Sevenoaks District Council has commissioned JBA Consulting to carry out a Strategic Flood Risk Assessment (SFRA). This is defined in National Planning Guidance as *“a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk”*.
- 2 As you are aware, the Council adopted their Core Strategy in 2011 and the Allocations and Development Management Plan (ADMP) was adopted in February 2015. Together they make up the current Development Plan for the District. The Core Strategy was adopted prior to the Government’s National Planning Policy Framework 2012 (NPPF) and also the National Planning Practice Guidance 2014 (NPPG). The Development Plan therefore now contains some policies and information that are not consistent with the NPPF and NPPG.
- 3 The Council is therefore required to review its planning policies and the intention is to combine the two documents into a single Local Plan that contains up to date policies consistent with the NPPF and advice in the NPPG.

Agenda Item 3

- 4 In addition to the above, the original Level 1 Strategic Flood Risk Assessment (SFRA) for the District, which formed part of the evidence base towards the Core Strategy and ADMP, was published by the Council on 2008 and since this date there has been a number of changes to Flood Risk Policy and Legislation.
- 5 These can be summarised as follows:
- Flood Risk Regulations 2009
 - Flood and Water Management Act 2010
 - Localism Act 2011
 - Climate Change Act 2008 and latest guidance on climate change allowances released by the Environment Agency in February 2016.
 - New powers and responsibilities placed on Kent County Council as the lead Local Flood Authority under the Flood and Water Management Act 2010.
 - Recent guidance published in April 2015 regarding the role of LLFAs, Local Planning Authorities and the Environment Agency with regards to SuDs approval.
 - Changes to technical guidance in regard to SuDs (Sustainable Drainage Systems).
- 6 As well as a number of updates regarding Guidance and Legislation, more recent information has also been made available regarding flood risk in the District. This has been released since the 2008 Strategic Flood Risk Assessment and includes:
- Environment Agency flood risk modelling of the River Darent (2009) and the River Medway (2015) including climate change information following the Environment Agency's latest guidance (2016)
 - Kent County Council Local Flood Risk Management Strategy (2013)
 - Sevenoaks Stage 1 Surface Water Management Plan (2013).
 - Availability of the updated Flood Map for Surface Water.
- 7 As there have been a number of changes to guidance and legislation since the adoption of the Development Plan and also in the data available regarding flood risk and flood sources in the District since the last SFRA, it has been considered necessary to commission a new document. The Assessment takes into account all this new legislation, information and guidance to enable the Council to adequately inform the process of land allocation in the Local Plan and also to assist in producing appropriate policies and guidance regarding flood risk as part of the emerging Local Plan.

The role of the Flood Risk Assessment

- 8 The overarching aim of development and flood risk planning policy in the UK is to ensure that the potential risk of flooding is taken into account at every stage of the planning process. The National Planning Policy Framework, defines 'Flood Risk' as a combination of the probability and the potential consequences of flooding from all sources - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater,

overwhelmed sewers and drainage systems, and from reservoirs, canals and lakes and other artificial sources.

- 9 Paragraph 100 of the NPPF states that:
“Local Plans should be supported by a strategic flood risk assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as Lead Local Flood Authorities and Internal Drainage Boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change”.
- 10 Areas at risk from flooding are therefore included in the Assessment. These are provided in Appendices A - H in the attached Report. For fluvial (river) and sea flooding, this is principally land within Flood Zones 2 and 3. It can also include an area within Flood Zone 1 which the Environment Agency has notified the local planning authority as having critical drainage problems.
- 11 The NPPF is a source of guidance for local planning authorities to help them prepare Local Plans and for applicants preparing planning submissions. In particular it encourages Local Authorities, in addition to sources of flooding, to take into account climate change including factors such as flood risk as new development should be planned to avoid any increase vulnerability to the range of impacts arising for climate change.
- 12 Further Guidance on flooding was provided in the National Planning Practice Guidance (NPPG) in March 2014 and sets out how the policy should be implemented. It states that Local Planning Authorities should undertake a Strategic Flood Risk Assessment to fully understand the flood risk in the area to inform Local Plan preparation.
13. The NPPG states that *“In plan-making, local planning authorities apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk. In plan-making this involves applying the ‘Sequential Test’ to Local Plans and, if needed, the ‘Exception Test’ to Local Plans”.* This document therefore helps the Council to carry out a sequential test and identify the areas that are at lowest risk from flooding, in order to locate development.
- 14 This Assessment will help Sevenoaks District Council in the preparation of its Local Plans, as well as inform neighbourhoods in preparing neighbourhood plans. It will also be relevant to applications for planning permission and applications for prior approval for certain types of permitted development.

The Findings of the Strategic Flood Risk Assessment

- 15 This Strategic Flood Risk Assessment is looking at a high level across the District. It is considered that a Level 1 Strategic Flood Risk Assessment is appropriate at this stage. Once the Council begins to look at specific sites then a further Level 2 Strategic Flood Risk Assessment may be appropriate for some sites, where development cannot be located entirely within areas with a low probability of flooding and where it is considered additional more detailed information is required.
- 16 The SFRA will however assist the Council in ensuring that inappropriate development in areas at risk of flooding will be avoided by directing development away from areas at highest risk, but where development is necessary making it safe without increasing the flood risk elsewhere. The Environment Agency and Lead Local Flood Authorities have been involved in the Assessment.
- 17 In particular the Sevenoaks District Council's Flood Risk Assessment provides the following information:
- A) Evidence or the location of the following:
- Topography, geology and soils
 - Historical flooding
 - Water Courses
 - Fluvial Flood records
 - Surface Water Flooding
 - Ground Water Flooding
 - Flooding from reservoirs
 - The Impact of climate change
 - Existing defences within the District
 - Alleviation schemes in place.
 - Flood zones
- B) It looks at ways to reduce Flood Risk in developments
- C) It includes information on Surface Water Management and SuDs.
(Note - SuDs - Sustainable Drainage Systems are water management practices which aim to enable surface water to be drained in a way that mimics (as closely as possible) the run-off and drainage prior to site development by encouraging water to flow along natural routes and thereby reduce run off rates and volumes during a storm).
- D) The management of flood emergencies across the District and community Flood Plans.
- E) It provides Development Control recommendations when assessing individual applications.

- 18 This information will assist in the following:
- Determining the variations in risk from all sources of flooding across their areas, and also the risks to and from surrounding areas in the same flood catchment
 - informing the sustainability appraisal of the Local Plan, so that flood risk is fully taken into account when considering allocation options and in the preparation of plan policies, including policies for flood risk management to ensure that flood risk is not increased;
 - applying the Sequential Test and, where necessary, the Exception Test when determining land use allocations;
 - identify the requirements for site-specific flood risk assessments in particular locations, including those at risk from sources other than river and sea flooding;
 - considering opportunities to reduce flood risk to existing communities and developments through better management of surface water, provision for conveyance and of storage for flood water.
- 19 It is a complete document and provides the necessary information and evidence to assist Sevenoaks District Council in producing their Local Plan.

Procurement of the Flood Risk Assessment

- 20 Through our duty to co-operate meetings, we were aware that Maidstone Borough Council had contacted a number of consultants who were invited to tender for their Strategic Flood Risk Assessment in 2015. JBA were commissioned by Maidstone Borough Council following this procurement process.
- 21 We were also informed that Tunbridge and Malling Borough Council commissioned JBA Consulting last year, because they have a strong track record in this field and are one of the few consultancies that have worked on this type of project on behalf of local authorities and in partnership with the Environment Agency. In this particular case JBA have carried out substantial work in the locality already, including specific projects related to the River Medway catchment, National Flood Zone modelling, Tonbridge & Malling Surface Water Management Plan and Updated Flood Map for Surface Water. JBA have also worked closely with KCC on surface water management matters and specifically prepared the Surface Water Management Plan for T&M on behalf of KCC.
- 22 Due to the procurement process carried out by Maidstone Borough Council and the endorsement of Tonbridge and Malling Borough Council, and the fact that there were few consultancies who carried out this work and most importantly due to their significant local knowledge, Sevenoaks District Council commissioned consultants, JBA Consulting, to undertake the Flood Risk Assessment in July 2016.

Next Steps

- 23 The Strategic Flood Risk Assessment will be used to inform development options using the sustainability appraisal, by enabling the Council to consider flood risk (including potential impact of development on surface water run off) and other planning objectives. It will also help the Council develop local planning policies, to produce appropriate policies and guidance regarding flood risk and SuDs. This will be considered in accordance with other evidence gathered by the Council as well as ensuring that any policy and guidance is consistent with the NPPF and Planning Practice Guidance and any further data or policy that is produced.
- 24 Looking at the data that has been produced since the last Strategic Flood Risk Assessment (Paragraph 5) the Environment Agency have informed us that they are likely to be commissioning flood risk modelling of the River Darent this year, including climate change information, so it is likely that the information provided on this aspect will need to be updated following the publication of this data towards the end of the year.

Other Options Considered and/or Rejected

- 23 Members may wish to consider the option not to endorse an up-to-date Strategic Flood Risk Assessment for the purposes of the new Local Plan. It should be noted that, the current SFRA is out of date and does not comply with current legislation and guidance and it is also based on information that is out of date. It is considered vital that an up to date Flood Risk Assessment that identifies the nature, frequency and location of flooding forms part of the evidence base, especially when considering development options and location in the District. If a sound evidence base is not produced for the purposes of the new Local Plan, the soundness of the Local Plan could be compromised at public examination.

Key Implications

24 Financial

The Flood Risk Assessment is funded through the LDF budget.

25 Legal Implications and Risk Assessment Statement.

There are no legal implications as a result of this report.

26 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

- 27 The Council is currently preparing its new Local Plan, following the revision of the District's housing need for the period, up to 2035. As such, the Council is required to update its evidence base to ensure that it has local planning policy which is consistent with the NPPF and other Guidance and also recent information and data. The Strategic Flood Risk Assessment is an evidence base which will be used by the Council to inform the allocation of development by identifying land in the District that is at low risk from flooding. It will also enable the Council to develop its local planning policies and guidance for the District in regard to flooding. It will also aid the decision making process and should therefore be accepted.

Appendices

[*Appendix A - Sevenoaks District Council Level 1 - Strategic Flood Risk Assessment 2016.](#)

*This Appendix is available online on the link above and not part of the printed agenda. The large maps will also be available to view in the meeting room prior to the start of the meeting.

Background Papers:

[Sevenoaks Local Development Scheme \(LDS\) August 2016](#)

[National Planning Policy Framework \(NPPF\)](#)

Paragraphs 99 - 100

Paragraphs 101 - 102

[National Planning Practice Guidance](#)

Paragraphs - Climate Change

Paragraphs - Planning and Flood Risk

Paragraph: 001 Reference ID: 7-001-20140306

Paragraph: 002 Reference ID: 7-002-20140306

Paragraph: 009 Reference ID: 7-009-20140306

Richard Morris
Chief Officer for Planning

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