

23 November 2017 at 7.00 pm

Conference Room, Argyle Road, Sevenoaks  
Despatched: 15.11.17



# Planning Advisory Committee

## Membership:

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

## Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

|  | Pages           | Contact                               |
|--|-----------------|---------------------------------------|
| Apologies for Absence  |                 |                                       |
| 1. <b>Minutes</b><br>To agree the Minutes of the meeting of the Committee held on 22 June 2017, as a correct record. | (Pages 1 - 4)   |                                       |
| 2. <b>Declarations of Interest</b><br>Any interest not already registered.   |                 |                                       |
| 3. <b>Actions from Previous Meetings (if any)</b>  |                 |                                       |
| 4. <b>Update from Portfolio Holder</b>   |                 |                                       |
| 5. <b>Referrals from Cabinet or the Audit Committee (if any)</b>   |                 |                                       |
| 6. <b>Budget 2018/19: Service Dashboards and Service Change Impact Assessments (SCIAS)</b>                           | (Pages 5 - 28)  | Adrian Rowbotham<br>Tel: 01732 227153 |
| 7. <b>Pre-application advice fees</b>  | (Pages 29 - 34) | Carol Humphrey<br>Tel: 01732227361    |
| 8. <b>Local Plan - issues and options - consultation update</b>  | (Pages 35 - 92) | Hannah Gooden<br>Tel: 01732 227178    |
| 9. <b>Work Plan</b>  | (Pages 93 - 94) |                                       |

## 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](mailto:democratic.services@sevenoaks.gov.uk).

**PLANNING ADVISORY COMMITTEE**

Minutes of the meeting held on 22 June 2017 commencing at 7.00 pm

Present: Cllr. Mrs. Hunter (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Dr. Canet, Clark, Edwards-Winsor, Gaywood, Horwood, McGregor, Mrs. Morris, Parson and Piper

An apology for absence was received from Cllr.C. Barnes

11. Minutes

Resolved: That the Minutes of the meeting of the Advisory Committee held on 16 May 2017 be approved and signed by the Chairman as a correct record, subject to the correction of a typographical error on the fifth line of Minute 6, amending 'form' to 'from'.

12. Declarations of Interest

No additional declarations of interest were made.

13. Actions from Previous Meetings

There were none.

14. Update from Portfolio Holder

The Portfolio Holder for Planning, reported that he would be attending Scrutiny Committee on 4 July 2017 and summarised some of the main topics he would raise:

- Sevenoaks District Council's planning department was the busiest in Kent with 2191 applications received in the year to December 2016;
- the Council also approve the lowest number of applications at 88%;
- 100% of major applications were determined within 13 weeks. 88% of minor applications were determined within 8 weeks;
- planning appeals dismissed were below the 75% target at 65% in 2016. In number terms, 82 appeals were lodged which was only 4% of applications;
- the Enforcement team were going through a transition period and were currently managed by the Development Manager; and
- the Local Plan and Local list were progressing, and in particular the Local Plan would be discussed in more detail later in the meeting.

In response to a question, Members were advised that following the Grenfell Tower disaster, the Council was working with Kent Fire and Rescue Service and the DCLG to identify buildings which had similar cladding. As the Council did not own any housing stock, work with the Housing Association partners was also being carried out.

15. Referrals from Cabinet or the Audit Committee

The Chairman allowed reading time for Members to consider the tabled supplementary agendas.

Members noted the referral from Cabinet which requested the Advisory Committee provide a more detailed recommendation on a model for the Community Infrastructure Levy (CIL) Spending Board similar to that applicable to the current Development Control Committee. The Planning Policy Team Leader advised that she had drafted a note which designed to assist members of the Planning Advisory Committee. This note made the following suggestions: an explanation of the benefits for the proposed change in committee set up from a 'pool' style committee to a fixed committee and also details on the role of members and members conduct and a potential speaking protocol both based on part 7 of the Council's constitution.

Members discussed a fixed membership of 19 members, which mirrored the same number of Development Control Committee. Members asked questions of clarification. In response Members were advised that the decision of the monetary allocations would be decided once all of the bids had been heard. This would include those that did not have any registered speakers as Officers would still introduce the item. A concern was expressed that there could be conflicts of interests with bids being within Members wards of towns and therefore wording in the protocol needed to reflect the whole district.

Members discussed how often the Board would meet and whether there would be a financial threshold before a meeting was scheduled to meet.

It was moved by the Chairman that it be recommended to Cabinet that the CIL Spending Board have a fixed membership of 19 Members and that Officers be delegated authority to finalise a draft protocol in consultation with the Chairman, Vice Chairman, Portfolio Holder for Planning and the Chairman of the CIL spending Board and that this be referred to Governance Committee and recommended to Cabinet.

The motion was put to the vote and it was

Resolved: That

- a) Officers be delegated authority to finalise a draft CIL spending Board protocol in consultation with the Chairman, Vice Chairman, Portfolio Holder for Planning and Chairman of the CIL spending board;
- b) the draft protocol be referred to Governance Committee;

- c) it be recommended to Cabinet that the CIL Spending Board consist of a fixed membership of 19 Members; and
- d) the draft protocol be recommended to Cabinet.

16. Housing Strategy 2017

The Housing Policy Manager introduced a report which presented the findings of the recent public consultation on the new Draft Housing Strategy. The strategy set out a series of strategic priorities, many updated from the previous housing strategy, under the following three headings: providing a good mix of decent and affordable housing across tenures; Improving the quality and use of existing housing stock; and meeting the needs of vulnerable and low income households.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet to recommend to Council to approve the Draft Housing Strategy.

17. Local Plan Issues and Options

The Chairman had agreed to exercise her discretion and allowed a member of the public to address the Committee.

The Strategic Planning Manager presented a report detailing the Issues and Options document which represented the first public consultation in the process of preparing a new Local Plan to replace the adopted Core Strategy 2011 and Allocations and Development Management Plan 2015. The document reflected other strategic documents of the Council in particular, the Corporate Plan, Community Plan and the housing and economic development strategies. Evidence for the consultation had been assembled over a two year period. An eight week consultation will be followed by a period when responses would be assessed and a draft Local Plan prepared for further public consultation.

Members discussed how the Place-Making areas would work and sustainability and infrastructure requirements for the District. In response to concerns raised Members were advised that the consultation would provide views of the public, secondary schools and stakeholders and a special edition of InShape in August would provide an easy to read non-technical summary of the Issues and Options document inviting a public response.

Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

## Agenda Item 1

### Planning Advisory Committee - 22 June 2017

Resolved: That it be recommended to Cabinet that the Sevenoaks District Local Plan 2015 - 2035 Issues and Options document be agreed for public consultation.

#### 18. Work Plan

The work plan was noted. It was agreed that the Local Plan Update would include the key milestones and that the consultation response would be added to the 23 November 2017 meeting. It was discussed when the next Local List would be brought to the meeting.

THE MEETING WAS CONCLUDED AT 9.27 PM

CHAIRMAN

**BUDGET 2018/19: SERVICE DASHBOARDS AND SERVICE CHANGE IMPACT ASSESSMENTS (SCIAS)**

**Planning Advisory Committee - 23 November 2017**

|                    |  |
|--------------------|--|
| Report of          | Chief Finance Officer  |
| Status             | For Decision   |
| Also considered by | Economic and Community Development Advisory Committee - 3 October 2017 |
|                    | Policy and Performance Advisory Committee - 5 October 2017             |
|                    | Housing and Health Advisory Committee - 10 October 2017                |
|                    | Legal and Democratic Services Advisory Committee - 17 October 2017     |
|                    | Direct and Trading Advisory Committee - 2 November 2017                |
|                    | Finance Advisory Committee - 14 November 2017                          |
| Key Decision       | No   |

**Executive Summary:** This report sets out updates to the 2018/19 budget within the existing framework of the 10-year budget and savings plan. The report presents proposals that have been identified which need to be considered, together with further suggestions made by the Advisory Committees, before finalising the budget for 2018/19.

Informed by the latest information from Government and discussions with Cabinet, it is proposed that the Council continues to set a revenue budget which assumes no funding from Government through the Revenue Support Grant or New Homes Bonus. This will result in the Council continuing to be financially self-sufficient as set out in its Corporate Plan.

To achieve this aim and to ensure a balanced budget position over the next 10-year period, whilst also increasing the Council's ability to be sustainable beyond that time, a savings requirement of £100,000 per annum is included.

Other pressures, such as the public sector pay award, may result in a requirement for further savings. Officers will continue to monitor these pressures and report the latest position to Cabinet in December.

**Portfolio Holder** Cllr. John Scholey

## Agenda Item 6

**Contact Officer(s)** Adrian Rowbotham, Ext. 7153

Veronica Wilson, Ext. 7436

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### **Recommendation to each Advisory Committee:**

- (a) Advise Cabinet with views on the growth and savings proposals identified in Appendix D applicable to this Advisory Committee.
  - (b) Advise Cabinet with further suggestions for growth and savings applicable to this Advisory Committee.
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**Reason for recommendation:** It is important that the views of the Advisory Committees are taken into account in the budget process to ensure that the Council's resources are used in the most suitable manner.

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### **Introduction and Background**

- 1 The Council's financial strategy over the past thirteen years has worked towards increasing financial sustainability and it has been successful through the use of a number of strategies including:
  - implementing efficiency initiatives;
  - significantly reducing the back office function;
  - improved value for money;
  - maximising external income;
  - the movement of resources away from low priority services; and
  - an emphasis on statutory rather than non-statutory services.
- 2 Over this period, the Council has focused on delivering high quality services based on Members' priorities and consultation with residents and stakeholders. In financial terms, the adoption of this strategy has to date allowed the Council to move away from its reliance on general fund reserves.
- 3 Using the data sources available to the Council, this report sets out a budget over the 10-year period but recognises that it is likely that more accurate data will become available in future months and current assumptions may need to be updated.
- 4 In setting its budget for 2011/12 onwards, the Council recognised the need to address both the short-term reduction in Government funding as well as the longer-term need to reduce its reliance on reserves. The outcome was a 10-year budget, together with a four-year savings plan, that ensured the Council's finances were placed on a stable footing but that also allowed for flexibility between budget years.

- 5 With the amount of Revenue Support Grant provided by Government ceasing from 2017/18 it is important that the council remains financially self-sufficient by having a balanced economy and a financial strategy that is focused on local solutions. These solutions include:
- continuing to deliver financial savings and service efficiencies;
  - growing the council tax and business rate base; and
  - generating more income.
- 6 When the current Financial Strategy started in 2011/12, it was agreed that the balance in the Asset Maintenance Reserve would be moved to the Financial Plan Reserve and used over the initial 10-year period. Any asset maintenance expenditure is therefore now funded by the revenue budget each year. Asset maintenance expenditure can fluctuate as the demand for programmed and ad hoc work varies across sites and it should be recognised that expenditure is likely to increase over the next 10 years as properties age.
- 7 The intention of this report is to provide Members of each Advisory Committee an opportunity to give their views on potential growth and savings items that could be included in the updated 10-year budget that will be presented to Council on 20 February 2018.
- 8 The ‘Financial Prospects and Budget Strategy 2018/19 and Beyond’ report has been presented to Cabinet to start the budget setting process for 2018/19.

### **Financial Self-Sufficiency**

- 9 The Council’s Corporate Plan, introduced in 2013, set out an ambition for the Council to become financially self-sufficient which was achieved in 2016/17. This means that the Council no longer requires direct funding from Government, through Revenue Support Grant or New Homes Bonus, to deliver its services.
- 10 This approach was adopted in response to the financial challenges the Country is faced with in bringing its public spending down to ensure it is able to live within its means. In practice this has seen Government funding to local authorities dramatically reduced since 2010/11 with Sevenoaks District Council expecting to receive no Revenue Support Grant from 2017/8.
- 11 The decision to become financially self-sufficient is intended to give the Council greater control over its services, reducing the potential for decision making to be influenced by the level of funding provided by government to local authorities.
- 12 The Council’s decision to seek to become financially self-sufficient was subject to scrutiny by the Local Government Associations Peer Challenge of the District Council during December 2013. In their closing letter to the Council they concluded that they ‘fully support that aspiration and given the

## Agenda Item 6

existing and anticipated squeeze upon public finances this makes much sense'.

- 13 With the Council receiving no Revenue Support Grant from 2017/18 and New Homes Bonus expected to reduce from 2018/19, this approach remains appropriate. The attached 10-year budget assumes no Revenue Support Grant or New Homes Bonus. Any funding received from these sources will be put into the Financial Plan Reserve which can be used to support the 10-year budget by funding invest to save initiatives and supporting the Property Investment Strategy. One of the aims of the Property Investment Strategy is to achieve returns of 5%+ when not borrowing or in excess of 3% for schemes that include some external borrowing; therefore using funding for this purpose will result in additional year on year income that is not impacted by Government decisions.
- 14 Cabinet are keen to remain financially self-sufficient and be ahead of the game. This will allow this Council to move ahead in the knowledge that this Council has the financial resources to provide the services that the district's residents want into the future.

### Service Dashboards

- 15 The intention of service dashboards is to provide Members with improved information during the budget setting process to provide context and inform any growth and savings ideas that Members may put forward.
- 16 The Service Dashboards cover a summary of the services provided, objectives, achievements and opportunities, challenges and risks and performance.
- 17 **Appendix A** contains the Service Dashboard for this Advisory Committee and **Appendix B** contains the budget for those services.

### Savings Plan

- 18 **Appendix C** to this report sets out a summary of the savings and growth items approved by Council since the 10-year budget strategy was first used in 2011/12, which have allowed the Council to deliver a 10 year balanced budget.
- 19 The savings plan requires a total of over £6 million to be saved between 2011/12 and 2017/18 which is an average saving of nearly £900,000 per annum. In the thirteen years from 2005/06, over £10m of savings will then have been made.
- 20 The 10-year budget attached shows a net saving or additional income requirement of £100,000 per annum to deliver a long-term sustainable budget.

- 21 Other pressures, such as the public sector pay award, may result in a requirement for further savings. Officers will continue to monitor these pressures and report the latest position to Cabinet in December.

### **Proposed Growth and Savings Items**

- 22 Growth items are items that are in addition to non-service issues and risks, such as grant settlements, impacts of economic change and other pressures highlighted in the 'Financial Prospects and Budget Strategy 2018/19 and Beyond' report considered by Cabinet on 14 September 2017.
- 23 A number of growth and savings items will be proposed at the seven Advisory Committees with the aim of achieving the £100,000 mentioned above. The £100,000 does not necessarily have to all be achieved in 2018/19 but the impact is required to be £1m (i.e. £100,000 x 10 years) over the 10-year budget period.
- 24 The proposed growth and savings items relating to this Advisory Committee are listed in **Appendix D**.
- 25 Service Change Impact Assessments (SCIAs) contain further details for all proposed growth and savings items. SCIAs applicable to this Advisory Committee can be found in **Appendix E**.
- 26 During the budget process last year, each Advisory Committee was asked to provide further growth and savings suggestions to Cabinet. These were not approved as part of the 2017/18 budget but Cabinet indicated that some items would be worth bringing forward in future years. The suggestions previously proposed by this Advisory Committee are included in **Appendix F** and Members may wish to consider these ideas again when proposing growth and savings suggestions.

### **Financial Summary**

- 27 The assumptions currently included take into account the latest information available but a number of assumptions may change before the final budget meeting in February 2018.
- 28 The 10-year budget attached at **Appendix G** includes the changes that were included in the 'Financial Prospects and Budget Strategy 2018/19'.

### **Role of the Advisory Committees**

- 29 Training sessions on the budget process have been provided to Members in previous years to ensure that they have an understanding of the process and relevant issues to allow them to play an active part in the budget setting process. If Members require refresher training, please contact Adrian Rowbotham, Chief Finance Officer.

## Agenda Item 6

- 30 Views of the Advisory Committees on the growth and savings items proposed together with any additional suggestions will be considered by Cabinet at its meeting on 7 December 2017.

### Process and Timetable

- 31 This report is the second stage of the budget process as shown in the Budget Timetable (**Appendix H**).
- 32 It is possible that Advisory Committees may have to re-address service budgets in January if significant changes have taken place leading to a large and unmanageable deficit.

### Key Implications

#### Financial

All financial implications are covered elsewhere in this report.

#### Legal Implications and Risk Assessment Statement.

There are no legal implications.

For the effective management of our resources and in order to achieve a sustainable budget it is essential that all service cost changes and risks are identified and considered.

Challenges and risks are included in the Service Dashboards and each Service Change Impact Assessment (SCIA) includes the likely impacts including a risk analysis.

Financial risks will be reviewed again when the Cabinet publishes its proposals for the annual budget.

#### 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.

Individual equality impact assessments have been completed for all Service Change Impact Assessments (SCIAs) to ensure the decision making process is fair and transparent.

### Conclusions

The Strategic Financial and Business Planning process has ensured that the Council follows a logical and well considered process and approach in dealing with the many difficult financial challenges that it has faced. The 10-year budget has

further improved this process and helped to ensure that the Council is well placed in dealing with more immediate and longer-term financial challenges.

By becoming financially self-sufficient at an early stage, this Council has become much more in control of its own destiny as the Property Investment Strategy should provide a much more stable income stream than the reducing direct government funding streams.

The attached 10-year budget shows that this Council can continue to be financially stable going into the future with a level of assurance that any council would aspire to.

This budget process will once again be a major financial challenge for a Council that already provides value for money services to a high standard. In making any budget proposals, Members will need to consider the impact on service quality and staff well-being, to ensure that these proposals lead to an achievable 10-year budget that supports the Council's aspirations for customer-focused services.

Members' consideration and scrutiny of the relevant services is an essential and key element in the business and financial planning process. If the net total of growth and savings proposals identified by the Advisory Committees and approved by Cabinet does not reach the £100,000 savings target, additional savings will be required that may result in service changes, to ensure a balanced budget position.

### **Appendices**

Appendix A - Service Dashboards relating to this Advisory Committee.

Appendix B - 2017/18 Budget by Service relating to this Advisory Committee.

Appendix C - Summary of the Council's agreed savings plan and growth items.

Appendix D - New growth and savings items proposed relating to this Advisory Committee (if applicable).

Appendix E - Service Change Impact Assessment forms (SCIAs) for the new growth and savings items relating to this Advisory Committee (if applicable).

Appendix F - Update on growth and savings suggestions made by this Advisory Committee last year (if applicable)

Appendix G - 10-year budget.

## Agenda Item 6

Appendix H - Budget timetable.

**Background Papers**

None

**Adrian Rowbotham**

**Chief Finance Officer**

Service Dashboard  
Portfolio for Planning

The services we provide

Conservation, development services, development management, local plan, planning policy, building control, transport policy, planning enforcement

Service contribution

Statutory service  
🔒 🔒 🔒 🔒 🔒

Income generating  
💰 💰 💰 💰 💰

Working in partnership  
🗣️ 🗣️ 🗣️ 🗣️ 🗣️

Corporate priorities

Self-sufficiency ✓

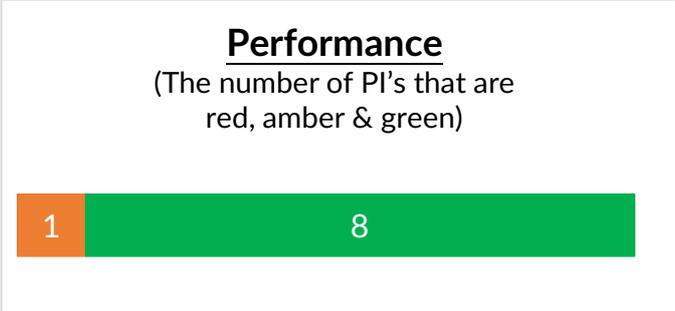
Value for Money ✓

Safe district ✓

Collect rubbish effectively ✗

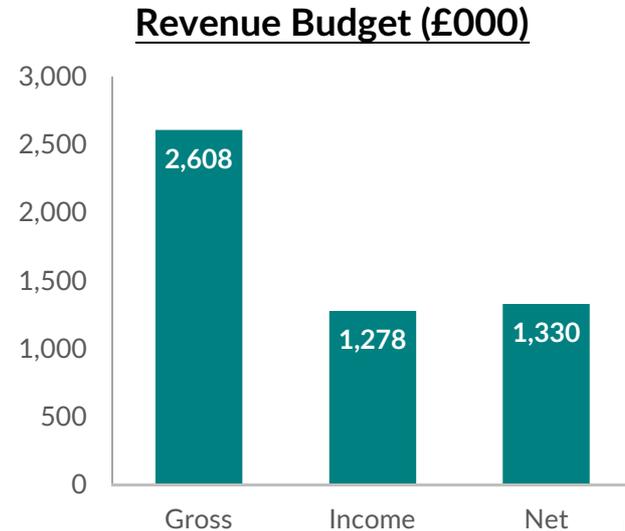
Green Belt ✓

Local Economy ✓



Achievements & Opportunities

- Consistently high performing development management function when measured for both speed and quality of decision making
- Production of the new Local Plan has met all milestones set
- More than 15,000 consultation responses to the Issues & Options consultation
- 100% of Building Control plans checked within 15 days and 4,400 site inspections completed annually
- 100% response rate to dangerous structures within 2 hours



Challenges & Risks

- Delivering the Local Plan within the target timescale
- Recruitment and retention of high quality staff across the services in the Planning portfolio
- The cost of decisions being challenged, either at appeal or through the Courts
- Maintaining market share in Building Control with increasing competition from the private sector
- Digital services for Building Control

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**Planning Advisory Committee: 2017/18 Budget by Service**

| <b>Revenue</b>       |   | <b>2017/18</b>     | <b>2017/18</b> | <b>2017/18</b> |
|----------------------|---|--------------------|----------------|----------------|
| <b>Chief Officer</b> | <b>Description</b>                          | <b>Expenditure</b> | <b>Income</b>  | <b>Net</b>     |
|                      |   | <b>£'000</b>       | <b>£'000</b>   | <b>£'000</b>   |
| Planning Services    | Administrative Expenses - Building Control  | 10                 | 0              | 10             |
| Planning Services    | Administrative Expenses - Planning Services | 43                 | 0              | 43             |
| Planning Services    | Building Control                            | 338                | (436)          | (98)           |
| Planning Services    | Building Control Discretionary Work         | 0                  | (9)            | (9)            |
| Planning Services    | Conservation                                | 49                 | 0              | 49             |
| Planning Services    | Dangerous Structures                        | 3                  | 0              | 3              |
| Planning Services    | Planning - Appeals                          | 197                | 0              | 197            |
| Planning Services    | Planning - CIL Administration               | 0                  | (50)           | (50)           |
| Planning Services    | Planning - Development Management           | 1,112              | (783)          | 329            |
| Planning Services    | Planning - Enforcement                      | 286                | 0              | 286            |
| Planning Services    | Planning Policy                             | 570                | 0              | 570            |
|                      |   | <b>2,608</b>       | <b>(1,278)</b> | <b>1,330</b>   |

| <b>Capital</b>       |                    | <b>2017/18</b>     |
|----------------------|--------------------|--------------------|
| <b>Chief Officer</b> | <b>Description</b> | <b>Expenditure</b> |
|                      |                    | <b>£'000</b>       |
|                      |                    | 0                  |
|                      |                    | 0                  |

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| SCIA Year | No.   | Description   | 2011/12<br>£000 | 2012/13<br>£000 | 2013/14<br>£000 | 2014/15<br>£000 | 2015/16<br>£000 | 2016/17<br>£000 | 2017/18<br>£000 | 2018/19<br>£000 | Later Years<br>£000 | Total<br>£000 |
|-----------|-------|---|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------|---------------|
|           |       | <b>Direct and Trading Advisory Committee</b>  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
| 2016/17   | 8     | Playgrounds: Reduction in asset maintenance (reversal of temporary saving item)         |                 |                 |                 |                 |                 |                 |                 |                 | 7                   |               |
| 2016/17   | 9     | Public Conveniences: Reduction in asset maintenance (reversal of temporary saving item) |                 |                 |                 |                 |                 |                 |                 |                 | 8                   |               |
|           |       | <b>Economic and Community Development Advisory Committee</b>                            |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | No savings or growth agreed from 2018/19 onwards  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | <b>Finance Advisory Committee</b>   |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
| 2011/12   | 62,63 | Staff terms and conditions - savings agreed by Council 18/10/11                         |                 |                 |                 |                 |                 |                 |                 | (301)           | (373)               |               |
| 2015/16   | 10    | External Audit fee reduction (reversal of temporary saving item)                        |                 |                 |                 |                 |                 |                 |                 | 30              |                     |               |
| 2017/18   | 25    | Internal Enforcement Agents for Local Tax recovery                                      |                 |                 |                 |                 |                 |                 |                 | (104)           |                     |               |
|           |       | <b>Housing and Health Advisory Committee</b>  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | No savings or growth agreed from 2018/19 onwards  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | <b>Legal and Democratic Services Advisory Committee</b>                                 |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | No savings or growth agreed from 2018/19 onwards  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | <b>Planning Advisory Committee</b>  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | No savings or growth agreed from 2018/19 onwards  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
|           |       | <b>Policy and Performance Advisory Committee</b>  |                 |                 |                 |                 |                 |                 |                 |                 |                     |               |
| 2017/18   | 10    | Apprenticeship Levy (reversal of temporary growth item)                                 |                 |                 |                 |                 |                 |                 |                 |                 | (45)                |               |
| 2017/18   | 11    | Swanley contract  |                 |                 |                 |                 |                 |                 |                 | (25)            |                     |               |
| 2017/18   | 12    | Customer Service resource   |                 |                 |                 |                 |                 |                 |                 | (25)            |                     |               |
|           |       | Minor movements between years   |                 |                 |                 |                 |                 |                 |                 | (2)             | (1)                 |               |
|           |       | <b>Total Savings</b>  | (2,984)         | (841)           | (314)           | (479)           | (533)           | (721)           | (372)           | (427)           | (359)               | (7,030)       |
|           |       | <b>Total Growth</b>   | 371             | 45              | 50              | 327             | 177             | 309             | 359             | 0               | (45)                | 1,593         |
|           |       | <b>Net Savings</b>  | (2,613)         | (796)           | (264)           | (152)           | (356)           | (412)           | (13)            | (427)           | (404)               | (5,437)       |

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## New Growth and Savings Proposals: Planning Advisory Committee

| SCIA<br>Year   | No. | Description       | Year | Ongoing | 2018/19<br>Impact<br>£000 | Budget<br>Impact<br>£000 |
|----------------|-----|-------------------|------|---------|---------------------------|--------------------------|
| <b>Growth</b>  |     |                   |      |         |                           |                          |
|                |     | none              |      |         |                           |                          |
|                |     | Sub Total         |      |         | 0                         | 0                        |
| <b>Savings</b> |     |                   |      |         |                           |                          |
|                |     | none              |      |         |                           |                          |
|                |     | Sub Total         |      |         | 0                         | 0                        |
|                |     | Net Savings Total |      |         | 0                         | 0                        |

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SERVICE CHANGE IMPACT ASSESSMENT

Not applicable for this Advisory Committee as there are no new growth and savings proposals.

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**Update on Growth and Savings Suggestions made by this Advisory Committees last year**

Cabinet 01/12/16:

Cabinet discussed the further growth and savings items suggested by Advisory Committees set out in Appendix F and indicated that some items would be worth bringing forward in future years.

A range of growth and savings ideas were discussed at the Planning Advisory Committee but it was decided not to advise Cabinet with further suggestions.

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|   | Budget<br>2017/18 | Plan<br>2018/19 | Plan<br>2019/20 | Plan<br>2020/21 | Plan<br>2021/22 | Plan<br>2022/23 | Plan<br>2023/24 | Plan<br>2024/25 | Plan<br>2025/26 | Plan<br>2026/27 | Plan<br>2027/28 |
|---|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|   | £000              | £000            | £000            | £000            | £000            | £000            | £000            | £000            | £000            | £000            | £000            |
| <b>Expenditure</b>  |                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Net Service Expenditure c/f                                   | 13,689            | 14,470          | 14,528          | 14,654          | 15,166          | 15,541          | 15,910          | 16,286          | 16,667          | 17,052          | 17,443          |
| Inflation   | 494               | 585             | 412             | 644             | 461             | 469             | 476             | 481             | 486             | 491             | 499             |
| Superannuation Fund deficit and staff recruitment & retention | 300               | 0               | 0               | 200             | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Net savings (approved in previous years)                      | (13)              | (427)           | (186)           | (232)           | 14              | 0               | 0               | 0               | (1)             | 0               | 1               |
| <i>New growth</i>   | <i>0</i>          | <i>0</i>        | <i>0</i>        | <i>0</i>        | <i>0</i>        | <i>0</i>        | <i>0</i>        | <i>0</i>        | <i>0</i>        | <i>0</i>        | <i>0</i>        |
| <i>New savings/Income</i>                                     | <i>0</i>          | <i>(100)</i>    | <i>0</i>        |
| Net Service Expenditure b/f                                   | 14,470            | 14,528          | 14,654          | 15,166          | 15,541          | 15,910          | 16,286          | 16,667          | 17,052          | 17,443          | 17,943          |
| <b>Financing Sources</b>                                      |                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Government Support  |                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| : Revenue Support Grant                                       | 0                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| New Homes Bonus   | 0                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Council Tax   | (10,013)          | (10,333)        | (10,661)        | (10,998)        | (11,345)        | (11,701)        | (12,066)        | (12,442)        | (12,828)        | (13,224)        | (13,607)        |
| Locally Retained Business Rates                               | (1,990)           | (2,055)         | (2,128)         | (2,171)         | (2,214)         | (2,258)         | (2,303)         | (2,349)         | (2,396)         | (2,444)         | (2,493)         |
| Collection Fund Surplus                                       | 0                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Interest Receipts   | (130)             | (130)           | (250)           | (250)           | (250)           | (250)           | (250)           | (250)           | (250)           | (250)           | (250)           |
| Property Investment Strategy Income                           | (500)             | (735)           | (1,185)         | (1,185)         | (1,185)         | (1,185)         | (1,285)         | (1,329)         | (1,329)         | (1,529)         | (1,529)         |
| Contributions to/(from) Reserves                              | (353)             | (353)           | (353)           | (353)           | (353)           | (179)           | (179)           | (635)           | 148             | 148             | 148             |
| <b>Total Financing</b>  | <b>(12,986)</b>   | <b>(13,606)</b> | <b>(14,577)</b> | <b>(14,957)</b> | <b>(15,347)</b> | <b>(15,573)</b> | <b>(16,083)</b> | <b>(17,005)</b> | <b>(16,655)</b> | <b>(17,299)</b> | <b>(17,731)</b> |
| Budget Gap (surplus)/deficit                                  | 1,484             | 922             | 77              | 209             | 194             | 337             | 203             | (338)           | 397             | 144             | 212             |
| Contribution to/(from) Stabilisation Reserve                  | (1,484)           | (922)           | (77)            | (209)           | (194)           | (337)           | (203)           | 338             | (397)           | (144)           | (212)           |
| Unfunded Budget Gap (surplus)/deficit                         | 0                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |

| <b>Assumptions</b>               |  |
|----------------------------------|--|
| Revenue Support Grant:           | nil all years  |
| Locally Retained Business Rates: | 2% all years   |
| Council Tax:                     | 2.5% in 17/18, 2% in later years   |
| Interest Receipts:               | £130,000 in 17/18 - 18/19, £250,000 in later years   |
| Property Inv. Strategy:          | £500,000 in 17/18, £735,000 from 18/19, £1.185m from 19/20, £1.285m from 23/24, £1.329m from 24/25, £1.529m from 26/27 onwards. Sennocke Hotel income included from 2019/20. |
| Pay award:                       | 1% in 17/18 - 19/20, 2% in later years   |
| Other costs:                     | 2.25% in all years   |
| Income:                          | 2.5% in all years  |

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2018/19 Budget Setting Timetable

|  | Date                          | Committee                  |
|--|-------------------------------|----------------------------|
| <b>Stage 1</b>   |                               |                            |
| Financial Prospects and Budget Strategy<br>2018/19 and Beyond  | 5 September                   | Finance AC                 |
|  | 14 September                  | Cabinet                    |
| ↓  |                               |                            |
| <b>Stage 2</b>   |                               |                            |
| Review of Service Dashboards and Service<br>Change Impact Assessments (SCIAs)                            | 3 October                     | Economic & Comm. Dev. AC   |
|  | 5 October                     | Policy & Performance AC    |
|  | 10 October                    | Housing & Health AC        |
|  | 17 October                    | Legal & Dem. Svs AC        |
|  | 2 November                    | Direct & Trading AC        |
|  | 14 November                   | Finance AC                 |
|  | 23 November                   | Planning AC                |
| ↓  |                               |                            |
| <b>Stage 3</b>   |                               |                            |
| Budget Update (incl. Service Change<br>Impact Assessments (SCIAs), feedback<br>from Advisory Committees) | 7 December                    | Cabinet                    |
| ↓  |                               |                            |
| <b>Stage 4</b>   |                               |                            |
| Budget Update (incl. Government<br>Settlement information)   | 11 January                    | Cabinet                    |
| ↓  |                               |                            |
| <b>Stage 5</b>   |                               |                            |
| <i>Budget Update and further review of<br/>Service Change Impact Assessments (if<br/>required)</i>       | <i>January -<br/>February</i> | <i>Advisory Committees</i> |
| ↓  |                               |                            |
| <b>Stage 6</b>   |                               |                            |
| Budget Setting Meeting (Recommendations<br>to Council)   | 6 February                    | Cabinet                    |
| ↓  |                               |                            |
| <b>Stage 7</b>   |                               |                            |
| Budget Setting Meeting (incl. Council Tax<br>setting)  | 20 February                   | Council                    |

Note: The Scrutiny Committee may 'call in' items concerning the budget setting process.

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PRE APPLICATION ADVICE FEES

Planning Advisory Committee - 23 November 2017

Report of Richard Morris  
Status For consideration  
Also considered by Cabinet - 7 December 2017  
Key Decision Yes

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**Executive summary:** This report proposes to increase charges for pre application advice. It is recommended that fees are charged in accordance with the schedule at Appendix A.

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**This report supports the key aim of providing value for money and to support and develop the local economy.**

Portfolio Holder Cllr. Robert Piper  
Contact Officer Carol Humphrey, Ext.7361

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**Recommendation to Planning Advisory Committee:** To recommend that Cabinet agree the proposed changes to the pre application charges as set out in Appendix A, for implementation from 1 January 2018.

**Recommendation to Cabinet:** To agree the proposed changes to the pre application charges as set out in Appendix A, for implementation from 1 January 2018.

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**Reason for recommendation:** To implement the resolution of Cabinet at its meeting on 9 February 2017 seeking to recover additional pre application fees. Minute 2017/68 refers.

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**Introduction and background**

- 1 We are committed to working with our customers early in the planning application process in order to help them find out whether their proposal is likely to be acceptable, to give advice on information needed and to suggest who to consult including neighbours. Pre application advice is also helpful so that our customers know how to make a valid application. To that end we positively encourage pre application advice because it can give the customer greater clarity and reassurance about their proposal. We can also alert them to issues and concerns that might arise from their plans.

## Agenda Item 7

- 2 Our charged pre application scheme will provide customers with detailed written advice on categories of proposed development. There will be a template form and guidance available on our website for applicants. This will ensure that we receive all the information that we need in order to give appropriate advice. Currently 60% of pre applications approaches result in planning applications.
- 3 A number of minor extensions to dwellings are permitted development. This means that they do not need planning permission and so would not need to take advantage of our pre application service.
- 4 We have, along with many other local planning authorities, sought to formalise our service, setting timetables for responses but also establishing appropriate charging regimes. Charges can only recover our costs for the provision of a pre application advice service.
- 5 We initially introduced charges in 2008 and last reviewed them in 2012 (Cabinet minute: 2012/94). Since that time we have not increased the charges.
- 6 Appendix A sets out the new charges proposed for implementation from 1 January 2018. It is intended that these charges would remain in place until March 2019.

### Benchmarking

- 7 We have set out in Appendix B a benchmarking exercise carried out to assess whether our proposed charges are comparable with nearby councils. Whilst it is not always easy to compare, as different authorities have diverse regimes, the figures show that we are not out of step with these councils.

### Other options considered and/or rejected

- 8 Cabinet considered the budget for 2017-18 in December 2016. At that time officers proposed an increase in charges for pre application advice to secure additional income of £20,000. Cabinet agreed this but also sought consideration of a further increase. (minute 2016/52 refers)  
  
(c) An increase in the savings proposed by the saving item at SCIA 4 relating to charges for pre application advice be sought
- 9 A further report was submitted to Cabinet in January 2017. The minutes (minute 2017/60) show that Cabinet agreed an additional £5,000 bringing the total additional income from pre application charges for 2017-18 to £25,000.
- 10 The issue of 'the do nothing option' and leaving our pre application charges unchanged was, following these two Cabinet discussions, in effect rejected by Cabinet when setting the overall Council budget in February 2017.

### Key implications

#### Financial

The expectation of Cabinet is that the service recovers an extra £25,000 a year in income from the revision of the pre application charges regime. Last year we achieved £76,920. It is acknowledged that the increase in charges may result in a slight downward trend, but with improved delivery and publicity through our website, we expect to see a sustained take up of this discretionary service.

Due to restrictions relating to the timing of committees there will only be three months of this financial year to recover the additional requirement. Officers expect that £25,000 will not be achieved in the current financial year.

#### Legal implications and Risk Assessment Statement.

The provision of pre application advice is a discretionary service. Under the Local Government Act 2003 we are able to recover our reasonable costs in providing this service. The proposed charges have been set to ensure that we are operating within the terms of the 2003 Act. This ensures that we recover the cost of the service directly from the user rather than as a general cost to all our Council tax payers.

It is acknowledged that the increase in charges may result in a slight downward take up of the service. Their implementation in month ten of this financial year, is likely to mean that we will not reach our projected budget for 2017-18. We have therefore increased them to reflect this, but also to set an appropriate level until the next proposed pre application review for implementation in April 2019.

#### Equality assessment

The proposed service is a universal one and available for all users of our planning service. We do not expect that individuals will be discriminated against.

### Conclusions

It is beneficial to both customers and the service that pre application advice is provided and that we recover our reasonable costs.

#### Appendices

Appendix A - Existing and proposed charges  
Appendix B - Benchmarking exercise - pre application charges made by neighbouring and other councils.

[Cabinet agenda and minutes - 9 February 2017](#)

#### Background Papers

Richard Morris  
Chief Planning Officer

Appendix A - Our existing and proposed charges for 2017-18<sup>1</sup>

|              |                             |   | 2016-17                                 | 2017-18 proposed (inclusive of VAT)         |
|--------------|-----------------------------|---|---|---|
| 1            | Written                     | Householder applications - first letter   | £0                                      | £96   |
|              |                             | Householders applications - second letter   | no set fee                              | £96   |
| 2            | Meeting                     | Householders  | £50 + VAT                               | £120  |
| 3            | Written                     | Other eg. advertisements, certificate of existing lawful use or variation of condition                                    | £75 + VAT                               | £180  |
| Page 32<br>4 | Written                     | Minor eg. 1-9 new dwellings, commercial floor space less than 999m <sup>2</sup> , barn conversions or stables             | £150 + VAT                              | £360  |
| 5            | Meeting plus written advice | Minor eg. 1-9 new dwellings, commercial floor space less than 999m <sup>2</sup> , barn conversions or stables             | £250 + VAT                              | £450  |
| 6            | Meeting plus written advice | Major eg. 10-49 new dwellings, commercial floor space between 1000 - 4999m <sup>2</sup> (or sites covering more than 1ha) | Negotiable + £375 per hour for meetings | Negotiable + min £480 per hour for meetings |
| 7            | Meeting plus written advice | Large Major eg. 50 plus new homes, commercial floor space - 5000m <sup>2</sup> +  | no set fee                              | Negotiable + min £550 per hour for meetings |

<sup>1</sup> To include all pre application approaches for works to listed buildings

Appendix B - Benchmarking exercise - pre application charges made by nearby councils 2017<sup>2</sup>.

|   | Type of response <sup>3</sup> | Pre application categories  | Sevenoaks 2016/17                       | Sevenoaks proposed                          | Tandridge                                 | Dartford        | Gravesham <sup>4</sup> | TMBC        | TWBC          | Bromley | Wealden       |
|---|-------------------------------|---|---|---|---|-----------------|------------------------|-------------|---------------|---------|---------------|
| 1 | Written advice                | Householder applications - first letter   | £0                                      | £96   | £100                                      | £96             | £55                    | £78         | £75           | £195    | £56           |
|   |                               | Householders applications - second letter   | no set fee                              | £96   | £100                                      | £96             | £55                    |             | £75           | £195    |               |
| 2 | Meeting plus written advice   | Householders  | £50 + VAT                               | £120  | £256 - £440                               | £210            | N/A                    | £144        | £100          | £195    | £70           |
| 3 | Written advice                | Other eg. advertisements, certificate of existing lawful use or variation of condition                                    | £75 + VAT                               | £180  | £256 - £540                               | £300            | £165                   | £120 - £300 | £75           | £195    | £230          |
| 4 | Written advice                | Minor eg. 1-9 new dwellings, commercial floor space less than 999m <sup>2</sup> , barn conversions or stables             | £150 + VAT                              | £360  | £256 - £540                               | £120            | £385                   | £120 - £300 | £150          | £977    | £184 - £340   |
|   | Meeting plus written advice   | Minor eg. 1-9 new dwellings, commercial floor space less than 999m <sup>2</sup> , barn conversions or stables             | £250 + VAT                              | £450  | £470 - £840                               | £600 - £900     | £385                   | £120 - £300 | £200          | £977    | £230 - £425   |
| 6 | Meeting plus written advice   | Major eg. 10-49 new dwellings, commercial floor space between 1000 - 4999m <sup>2</sup> (or sites covering more than 1ha) | Negotiable + £375 per hour for meetings | Negotiable + min £480 per hour for meetings | £800 - £1340                              | £1,800 - £2,700 | £1,155                 | £480 - £660 | £450 per hour | £1,903  | £440 - £1600  |
| 7 | Meeting plus written advice   | Large Major eg. 50 plus new homes, commercial floor space - 5000m <sup>2</sup> +  | no set fee                              | Negotiable + min £550 per hour for meetings | £5000, includes site visit and 3 meetings | £2400 - £3200   | no info                | £1,080      | £900 per hour | £4,347  | £1300 - £2700 |

<sup>2</sup> Charges below are inclusive of VAT except for our 2016-17 charges

<sup>3</sup> We will provide detailed written responses to proposals submitted under the pre application scheme. There may be occasions where we will include officers from other services both from within the council and experts from Kent County Council.

<sup>4</sup> Written advice only

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**LOCAL PLAN - ISSUES AND OPTIONS - CONSULTATION UPDATE**

**Planning Advisory Committee - 23 November 2017**

|                    |                           |
|--------------------|---------------------------|
| Report of          | Chief Planning Officer    |
| Status             | For information           |
| Also considered by | Cabinet - 7 December 2017 |
| Key Decision       | No                        |

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**This report supports the Key Aim of Protecting the Green Belt.**

|                  |   |
|------------------|---|
| Portfolio Holder | Cllr. Piper   |
| Contact Officers | Antony Lancaster, Ext. 7326<br>Hannah Gooden, Ext. 7178 |

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**Recommendation:** To note the findings of the recent Local Plan Issues and Options consultation, which will inform the production of the draft Local Plan.

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**Reason for recommendation:** To enable progression of the new Local Plan

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**Executive Summary**

- 1 The Local Plan Issues and Options consultation is the largest consultation that the Council has ever undertaken and we have received over 15,000 responses to the household survey, which represents a 30% response rate. Numerous events and workshops have been held over the nine-week consultation period, to fully engage members of the public and local stakeholders. This level of engagement is very encouraging and will allow a Plan to be drafted that reflects the views and aspirations of the local community.

**Background**

- 2 The Issues and Options Local Plan consultation ran for nine weeks from 3 August - 5 October 2017. The period was extended (from the statutory 6 weeks) due to the summer holidays falling within the consultation period.
- 3 A number of engagement events were held with local stakeholders and members of the public, including:
  - Agents and Landowners Forum

## Agenda Item 8

- Duty to Co-operate sessions
  - Place-making workshops with town/parish councils and local members (6 events across the District)
  - Public “drop-in” sessions in Sevenoaks / Swanley/ Edenbridge / Westerham / New Ash Green
  - Secondary school consultation sessions
  - Family fun days
  - Rail station leafleting
  - Social Media presence
- 4 A special edition of ‘In Shape’, dedicated to the Local Plan consultation was sent to all addresses in the District in August, providing a summary of the Issues and Options Document, full details of the public engagement opportunities and encouraging responses. A survey was then sent to all households in the District, and a reminder was sent approximately three weeks later to those who had not yet responded.
- 5 The survey was sent to approximately 50,000 households and we had hoped for a 15-20% response rate (i.e. 10,000 responses). In fact, we have now received over 15,000 responses which represents a 30% response rate. We have employed market research consultants (Lake) to help us process and analyse this large volume of predominantly quantitative data. All but one of the household survey questions had a sliding scale response (i.e. strongly agree to strongly disagree), with the final question allowing free text. The results of the survey are summarised below.
- 6 In addition to the household survey, we asked a number of technical questions, predominantly aimed at local stakeholders, neighbouring authorities and agents/developers. We have received approximately 200 responses covering both technical and site specific issues which are summarised below.

### Consultation Events

- 7 This section provides a brief summary of the various consultation events that took place during the consultation period.

#### **Agents Forum:**

- 8 About 70 developers and agents attended the Forum that was held at the Stag Plaza on the 17th August. The Issues and Options document was introduced to those who attended by outlining some context about the District’s landscape and demographic. The presentation highlighted the headline needs we are addressing in the plan, before explaining our preferred ‘combined’ development strategy. Those who attended were split

up into smaller groups to discuss a couple of technical questions, as well as some more general questions on existing policies used in SDC. These were then fed back to everyone and key themes began to arise across the different groups. These themes included; possible further investigation into weakly performing Green Belt and greenfield sites on the edge of existing settlements, more clarification on what constitutes exceptional circumstances, continuing and extending our pro-active approach in identifying Brownfield Land, have a deeper focus on farming and the rural economy and address the ‘clunky-ness’ of our online proposals map.

**Duty-to-cooperate Forum:**

- 9 Two duty-to-cooperate workshops took place, one with neighbouring authorities on the 23rd August and the other with statutory consultees on the 24th August. Both followed a similar format to that of the agent’s forum. However, the key themes that arose were quite different. There was much discussion on expanding our evidence base to address air quality and light pollution within the district, with additional work needed on biodiversity. It was highlighted that more detail needs to be provided about the design required for future development, to make it more aesthetically pleasing as well as improving health living. There was recognition of new infrastructure being needed across the district, including for health and education, in order to release pressure on existing services. New/improved infrastructure should be identified and delivered, preferably alongside, or ahead of, site allocations. The top transport concerns included the cumulative impact of future development on our local highways and all M25 junctions in the district, as well as the limiting capacity on the direct London rail routes.

**Place-making Workshops:**

- 10 The Place-making Workshops took place in the week commencing the 4th September and covered our six place-making areas. Town and parish councils and local ward members were invited representatives attended from the areas highlighted in bold:

The Upper Darent Corridor consists of **Westerham, Brasted, Sundridge and Chevening.**

The Darent Valley comprises of **Farningham, Eynsford, Shoreham, Otford and Kemsing.**

The North East covers **Horton Kirby and South Darenth, Fawkham, West Kingsdown, Hartley and Ash-cum-Ridley,**

The Sevenoaks Urban Area and Surrounds covers **Dunton Green, Riverhead, Sevenoaks, Sevenoaks Weald and Seal.**

The South consists of **Edenbridge, Hever, Chiddingstone, Leigh, Cowden and Penshurst.**

## Agenda Item 8

The North West comprises of **Hextable, Swanley, Crockenhill, Badgers Mount, Halsted and Knockholt.**

These workshops followed a similar structure to both the Agent's and Duty-to-Cooperate forums with an introductory presentation into our Issues and Options document, followed by a discussion around the relevant section of the document for each place-making area.

- 11 Different key themes arose across the different place-making areas. The Upper Darent Corridor voiced concerns over the Westerham relief road proposals and the weight given to community objections. The Darent Valley expressed a need for smaller units in their existing settlements but voiced concern of traffic management and the need for new infrastructure. The North East saw discussion around affordable housing and the need to improve public transport, with support for our preferred strategy. The Sevenoaks Urban Area and Surrounds highlighted their apprehension in new development coming forward without the necessary infrastructure. The South discussed building appropriately sized homes for the need within the different areas and maximising supply of smaller units in villages that have been washed over by the Green Belt. The North West expressed reconsideration of the place-making areas and concerns surrounding development of more housing with local infrastructure already strained.

### **Public drop-in sessions:**

- 12 Public drop-in sessions were held in week beginning 11<sup>th</sup> September in Sevenoaks, Swanley, Edenbridge, Westerham and New Ash Green. These sessions were well-attended and provided the opportunity for members of the public to read through our consultation boards, ask us questions about the consultation, collect additional copies of the survey and supporting information and engage with us in the Local Plan process. It also enabled us to encourage responses via the household survey.

### **Hard to reach groups**

- 13 It was recognised that there are certain groups that often fail to fully engage in our Local Plan consultations, including young people, young families and commuters. Therefore, we organised consultation workshops within several secondary schools (Knole Academy, Orchards Academy and Sevenoaks School) where over 200 surveys were completed, we attended several SDC family fun days in August, where parents completed the surveys and handed out leaflets at railway stations to encourage commuters to respond. We also had an active social media presence, with Facebook posts and regular SDC tweets encouraging engagement in the consultation.

### **Household Survey Results**

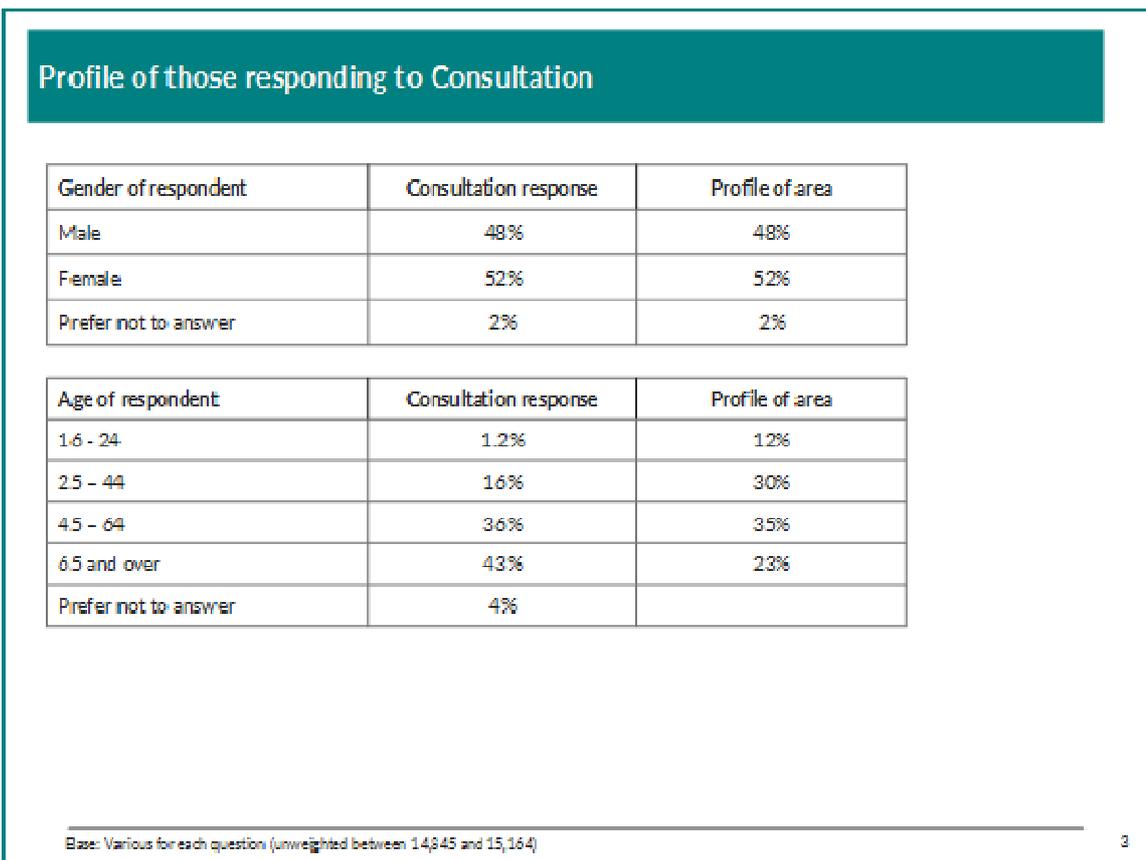
- 14 In order to ensure that all residents had an equal opportunity to give their view, all households within the Sevenoaks district (50,774 households) were invited to participate in the consultation.

- 15 In total, 15,375 people responded to the main Consultation, either via a postal questionnaire or online survey completion. The main Consultation comprised of 14,319 paper questionnaire completions and 1,056 online survey completions. We would like to thank all those who took the time to complete the Consultation and give their views.
- 16 The Consultee profile below shows the breakdown of those responding to the Consultation:

| Profile of those responding to Consultation             |       |
|---|-------|
| <b>Gender of respondent</b>                             |       |
| Male  | 48%   |
| Female  | 52%   |
| Prefer not to answer                                    | 2%    |
| <b>Age of respondent</b>                                |       |
| Under 16  | 0.1%  |
| 16 - 17   | 0.1%  |
| 18 - 24   | 1%    |
| 25 - 34   | 5%    |
| 35 - 44   | 10%   |
| 45 - 54   | 16%   |
| 55 - 64   | 20%   |
| 65 and over   | 43%   |
| Prefer not to answer                                    | 4%    |
| <b>Disabled as set out in Equality Act 2010</b>         |       |
| Yes   | 12%   |
| No  | 82%   |
| Prefer not to answer                                    | 6%    |
| <b>Working status of respondent</b>                     |       |
| Employee in full time job                               | 26%   |
| Employee in part time job                               | 9%    |
| Self employed full or part time                         | 10%   |
| On a government supported training programme            | 0.06% |
| In full time education at school, college or university | 0.3%  |
| Unemployed and available for work                       | 1%    |
| Permanently sick / disabled                             | 2%    |
| Wholly retired from work                                | 41%   |
| Looking after the home                                  | 5%    |
| Something else  | 2%    |
| Prefer not to answer                                    | 4%    |
| <b>Children aged 17 or under living in household</b>    |       |
| None  | 76%   |
| One   | 8%    |
| Two   | 9%    |
| Three   | 2%    |
| More than three   | 0.4%  |
| Prefer not to answer                                    | 3%    |

Base: Various for each question (unweighted between 14,604 and 15,164)

- 17 The following table shows the percentages of those responding to the Consultation compared to the District population breakdown according to 2014 population estimates (Mid 2014 Population Estimated for England and Wales, Source: Office for National Statistics). This comparison indicates that younger age groups were under-represented in the consultation, the middle-age group (45-65) was proportionately represented and older age groups were over-represented. This is in line with previous Local Plan consultations that we have undertaken.



- 18 The sample was particularly robust due to the number of responses received. Lake Market Research (who have assisted the Council in processing and analysing the results) have stated that the results are accurate to a confidence interval of +/- 0.7% at the 95% confidence interval. This gives a high level of confidence in the results of the survey.
- 19 The headline summary pie charts of the responses to the 12 household survey questions are attached at Appendix 1. All results are based on unweighted data from consultees completing the questionnaire.
- 20 The district-wide results are based on a five point rating scale from ‘Strongly Agree’ to ‘Strongly Disagree’ as well as a ‘No opinion’ option. Consultees who selected ‘No opinion’ or chose not to provide an answer have been excluded from the chart calculations pertaining to the percentages used to generate the charts. Therefore, each question has a different base size. Responses from the secondary school age mini Consultation (approximately 200 responses) are not included in the main Consultation results charts.
- 21 In terms of key results, Objective One (Promoting Housing Choice for all), set out that we can continue to protect the Green Belt by building homes in our existing built up areas or on previously developed land. The trade off is new developments will have to be built at slightly higher densities. Green Belt land will only be considered if it re-uses previously developed land or very rarely in ‘exceptional circumstances’.

- 22 There is strong support (92% agree/strongly agree) for protecting the Green Belt by using previously developed land (Q1) and support (56% agree/strongly agree) for protecting the Green Belt by building at slightly higher densities (Q2).

| Question  | Support/Strongly Support | Oppose/Strongly Oppose |
|---|--------------------------|------------------------|
| Q1 - Brownfield   | 92%                      | 5%                     |
| Q2 - Higher Density   | 56%                      | 30%                    |
| Q3a - Draft Northern Sevenoaks Masterplan (whole District response) | 66%                      | 13%                    |
| Q3b - Which Way Westerham (whole District response)                 | 54%                      | 19%                    |
| Q4 - affordable housing   | 84%                      | 9%                     |
| Q5a - connections   | 95%                      | 4%                     |
| Q5b - green infrastructure  | 96%                      | 3%                     |
| Q5c - new technology  | 86%                      | 12%                    |
| Q6 - efficient use of employment land                               | 92%                      | 3%                     |
| Q7 - vibrant economy  | 89%                      | 3%                     |
| Q8 - healthy town centres   | 91%                      | 3%                     |
| Q9 - Infrastructure   | 91%                      | 2%                     |
| Q10 - healthy communities   | 93%                      | 1%                     |
| Q11 - green spaces  | 93%                      | 2%                     |
| Q12 - greener future  | 92%                      | 2%                     |

\*these do not sum to 100% as there is a 'neither agree or disagree' category.

## Agenda Item 8

- 23 Analysis of Question 3a (Draft Northern Sevenoaks Masterplan) and 3b (Which Way Westerham) has been undertaken at the local level, in order to understand local support/opposition:

Question 3a - Draft Northern Sevenoaks Masterplan results:

| Area   | Support/Strongly Support | Oppose/Strongly Oppose |
|--|--------------------------|------------------------|
| District-wide  | 66%                      | 13%                    |
| Sevenoaks North                                      | 67%                      | 20%                    |
| Sevenoaks wards, Otford, Dunton Green, Kemsing, Seal | 69%                      | 18%                    |

Question 3b - Which Way Westerham

|                             |     |     |
|-----------------------------|-----|-----|
| District-wide               | 54% | 19% |
| Westerham and Crockham Hill | 22% | 73% |

Pie charts outlining these results are included at Appendix 1.

### Technical Responses

- 24 In addition to the household survey, the consultation document posed a number of 'technical questions' that were primarily aimed at local stakeholders, developers and duty to co-operate partners, such as neighbouring authorities. We have received approximately 200 responses covering both technical and site specific issues which are outlined below. A list of the public bodies that responded is included at Appendix 2 and summaries of the key organisational responses are included at Appendix 3.
- 25 In summary, some of the key issues that were raised are:
- Need for services to support housing - such as GPs, schools, roads and public transport - needs to be front-loaded, not just housing. Close partnership working with Kent County Council ongoing to ensure timely delivery.
  - Careful consideration of the Green Belt is required - and a preference was expressed for building on brownfield (previously developed) land

- Concerns about impacts from major roads - congestion, air pollution, noise
- Need to provide homes and services for older people
- Tourism / rural economy / broadband

26 There are 47 technical questions covering the six key objectives of the Plan and place-making areas. Summaries of the key points raised in relation to the six objectives are outlined at Appendix 4.

### **Next Steps**

27 A summary of these results will be communicated to the District in the December edition of In Shape.

28 We have identified a number of areas where further evidence is required (e.g. transport, biodiversity, viability - in relation to affordable housing, commercial development and whole plan viability) and this work will be undertaken over the next few months, with a progress report to be considered by PAC in January 2018.

29 We are currently drafting the new Local Plan, reflecting the views of local people, and intend to bring a Draft Plan to PAC and Cabinet in March 2018 for consultation next spring.

### **Other Options Considered and/or Rejected**

The option not to progress a new Local Plan would leave the Council open to reputational damage and likely Government intervention to produce a Local Plan for the District Council.

### **Key Implications**

#### Financial

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

#### Legal Implications and Risk Assessment Statement.

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

#### Equality Assessment.

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the

## Agenda Item 8

Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups. The preparation and adoption of a Local Plan will directly impact on end users. The impacts will be analysed via an Equalities Impact Assessment (EqIA) to be prepared alongside each key stage of plan making.

### Conclusion

The Sevenoaks District Local Plan 2015 - 2035 Issues and Options document represents the first public consultation in the process of preparing a new Local Plan to replace the adopted Core Strategy 2011 and Allocations and Development Management Plan 2015. The document reflects other strategic documents of the Council in particular the Corporate Plan, Community Plan and the emerging housing and economic development strategies. It is backed by a substantial evidence base assembled over a two year period. The nine-week public consultation and engagement period has encouraged a substantial response, which will continue to be analysed and will inform the draft Local Plan, which will be prepared for a further round of public consultation next spring.

### Appendices

Appendix 1: Household Survey Pie Charts  
(separate document)  
Appendix 2: Organisational response list  
Appendix 3: Summary of key responses  
Appendix 4: Summary of responses by Objective

### Background Papers

[PAC key progress reports](#)  
[7 July 2015](#)      [Local Plan Work Programme](#)  
[19 April 2016](#)      [Local Plan Work Programme](#)  
[21 June 2016](#)      [Local Plan Update](#)  
[22 September 2016](#)      [Local Plan Update](#)  
[16 May 2017](#)      [Local Plan Update](#)  
[22 June 2017](#)      [Local Plan - for consultation](#)

**Richard Morris**  
Chief Planning Officer

# Sevenoaks District Council

## Local Plan Consultation

**Main Consultation slides**

**Prepared by Lake Market Research**

November 2017

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

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## Profile of those responding to Consultation

| Gender of respondent |     |
|----------------------|-----|
| Male                 | 48% |
| Female               | 52% |
| Prefer not to answer | 2%  |

| Age of respondent    |      |
|----------------------|------|
| Under 16             | 0.1% |
| 16 - 17              | 0.1% |
| 18 - 24              | 1%   |
| 25 - 34              | 5%   |
| 35 - 44              | 10%  |
| 45 - 54              | 16%  |
| 55 - 64              | 20%  |
| 65 and over          | 43%  |
| Prefer not to answer | 4%   |

| Disabled as set out in Equality Act 2010 |     |
|--|-----|
| Yes                                      | 12% |
| No                                       | 82% |
| Prefer not to answer                     | 6%  |

| Working status of respondent                            |       |
|---|-------|
| Employee in full time job                               | 26%   |
| Employee in part time job                               | 9%    |
| Self employed full or part time                         | 10%   |
| On a government supported training programme            | 0.06% |
| In full time education at school, college or university | 0.3%  |
| Unemployed and available for work                       | 1%    |
| Permanently sick / disabled                             | 2%    |
| Wholly retired from work                                | 41%   |
| Looking after the home                                  | 5%    |
| Something else  | 2%    |
| Prefer not to answer                                    | 4%    |

| Children aged 17 or under living in household |      |
|---|------|
| None  | 76%  |
| One   | 8%   |
| Two   | 9%   |
| Three   | 2%   |
| More than three                               | 0.4% |
| Prefer not to answer                          | 3%   |

## Profile of those responding to Consultation

| Gender of respondent | Consultation response | Profile of area |
|----------------------|-----------------------|-----------------|
| Male                 | 48%                   | 48%             |
| Female               | 52%                   | 52%             |
| Prefer not to answer | 2%                    |                 |

| Age of respondent    | Consultation response | Profile of area |
|----------------------|-----------------------|-----------------|
| 16 - 24              | 1.2%                  | 12%             |
| 25 - 44              | 16%                   | 30%             |
| 45 - 64              | 36%                   | 35%             |
| 65 and over          | 43%                   | 23%             |
| Prefer not to answer | 4%                    |                 |

## Profile of those responding to Consultation vs. profile of area

| Sevenoaks District Council wards          | Consultation response | Profile of area |
|---|-----------------------|-----------------|
| Ash & New Ash Green                       | 5%                    | 5%              |
| Brasted, Chevening & Sundridge            | 6%                    | 5%              |
| Cowden & Hever                            | 2%                    | 2%              |
| Crockenhill & Well Hill                   | 2%                    | 2%              |
| Dunton Green & Riverhead                  | 4%                    | 4%              |
| Edenbridge North & East                   | 4%                    | 4%              |
| Edenbridge South & West                   | 4%                    | 4%              |
| Eynsford                                  | 2%                    | 2%              |
| Farningham, Horton, Kirby & South Darenth | 4%                    | 4%              |
| Fawkham & West Kingsdown                  | 5%                    | 6%              |
| Halstead, Knockholt & Badgers Mount       | 4%                    | 3%              |
| Harley & Hodsoil Street                   | 5%                    | 5%              |
| Hextable                                  | 4%                    | 4%              |
| Kemsing                                   | 4%                    | 4%              |

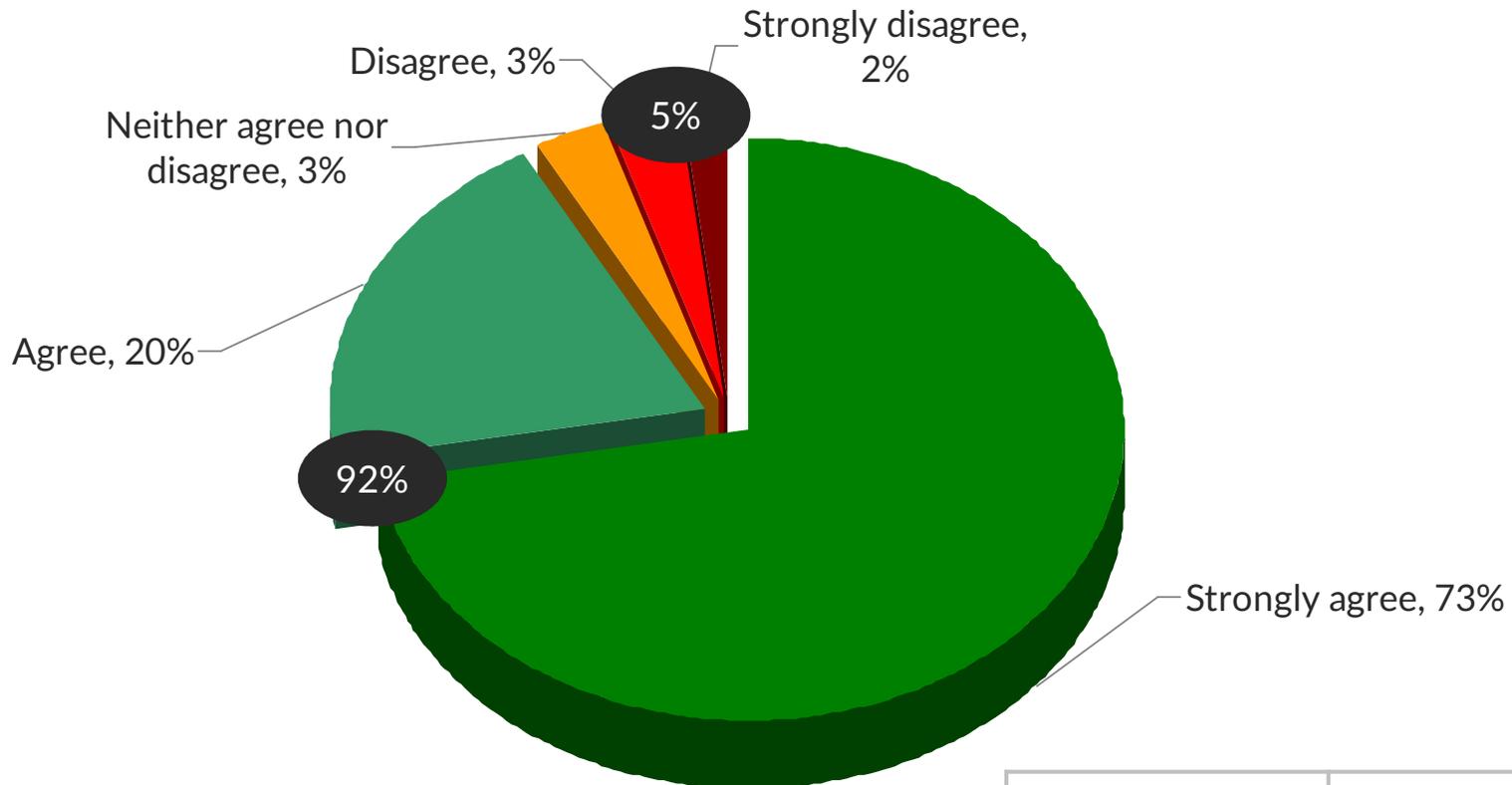
| Sevenoaks District Council wards       | Consultation response | Profile of area |
|--|-----------------------|-----------------|
| Leigh & Chiddingstone Causeway         | 2%                    | 2%              |
| Otford & Shoreham                      | 4%                    | 4%              |
| Penshurst, Fordcombe & Chiddingstone   | 2%                    | 2%              |
| Seal & Weald                           | 4%                    | 4%              |
| Sevenoaks Eastern                      | 4%                    | 3%              |
| Sevenoaks Kippington                   | 5%                    | 4%              |
| Sevenoaks Northern                     | 3%                    | 4%              |
| Sevenoaks Town & St.Johns              | 6%                    | 6%              |
| Swanley Christchurch & Swanley Village | 4%                    | 5%              |
| Swanley St Mary's                      | 2%                    | 4%              |
| Swanley White Oak                      | 4%                    | 5%              |
| Westerham & Crockham Hill              | 6%                    | 4%              |

Consultation profile percentages have been rebased in the table above to exclude those outside of Sevenoaks – 6% of those answering

# Objective 1: Promoting housing choice for all

## Q1. How much do you agree or disagree that...

*We should continue to protect the Green Belt by building new homes on land which has been previously built on? i.e. Brownfield land*



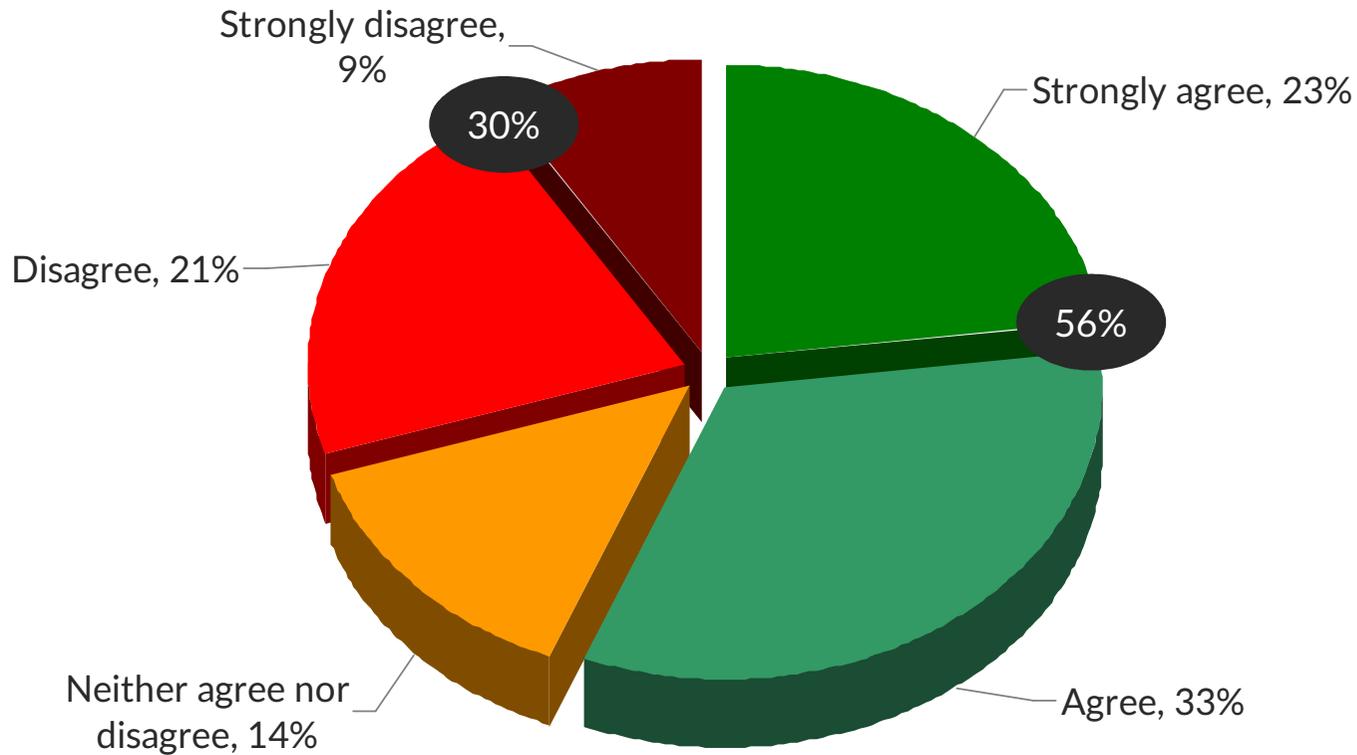
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 15,139                    | 236                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

## Objective 1: Promoting housing choice for all

### Q2. How much do you agree or disagree that...

*We should continue to protect the Green Belt by building new homes at slightly higher density?  
This means building more homes on a plot of land than we do at the moment.*



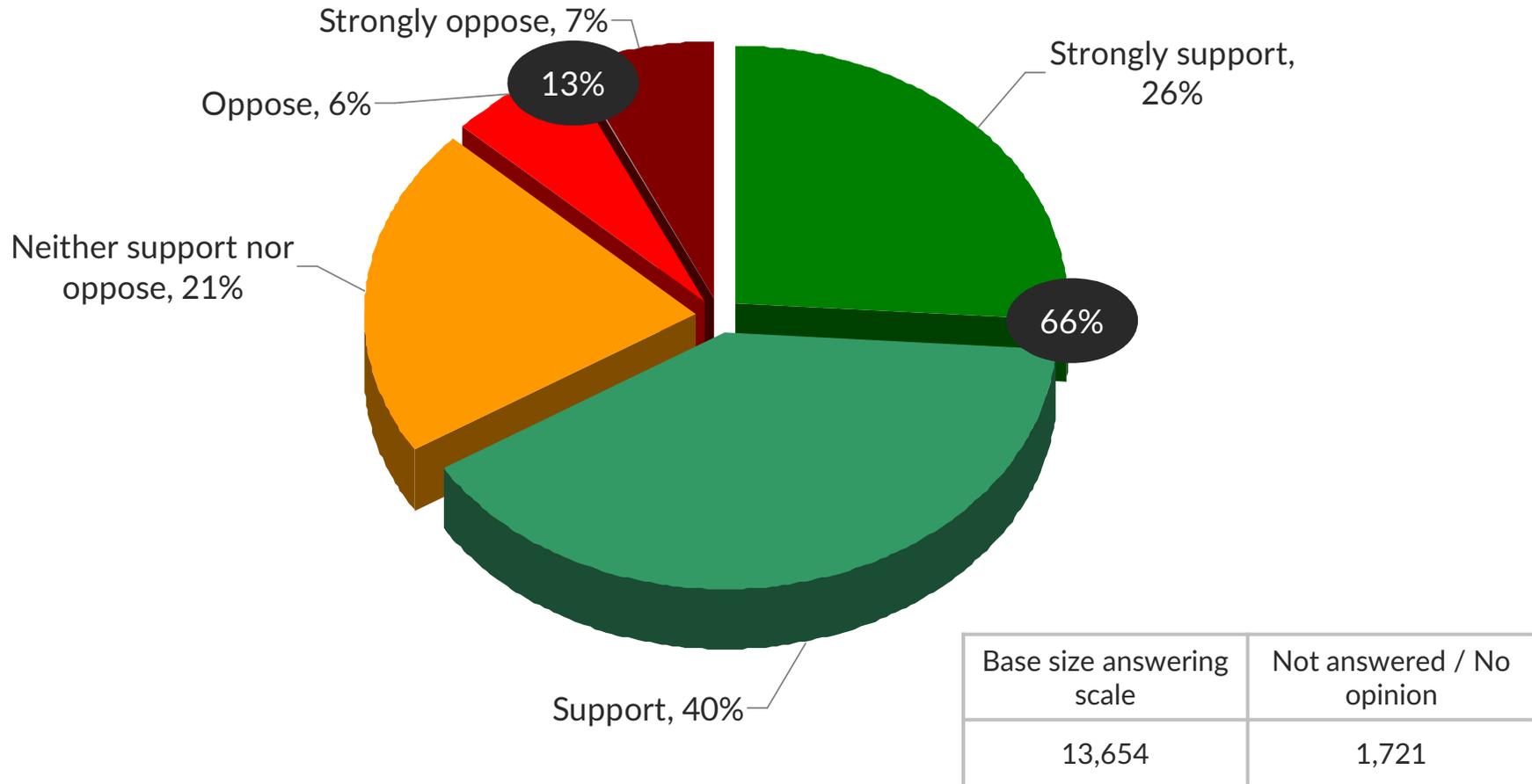
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 14,991                    | 384                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

# Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

*Draft Northern Sevenoaks Masterplan*

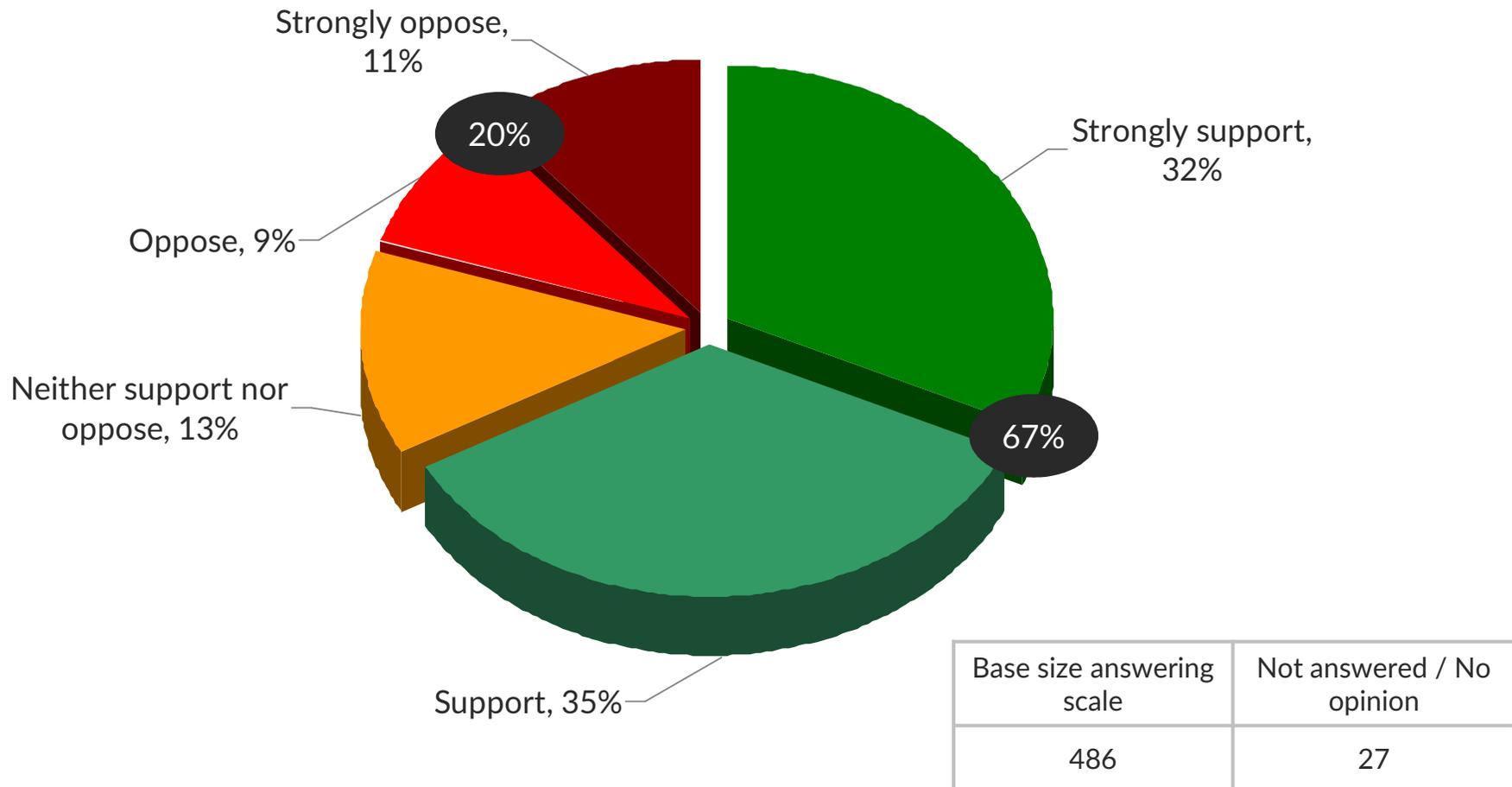


Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

# Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

*Draft Northern Sevenoaks Masterplan - Based on Sevenoaks North ward responses only*

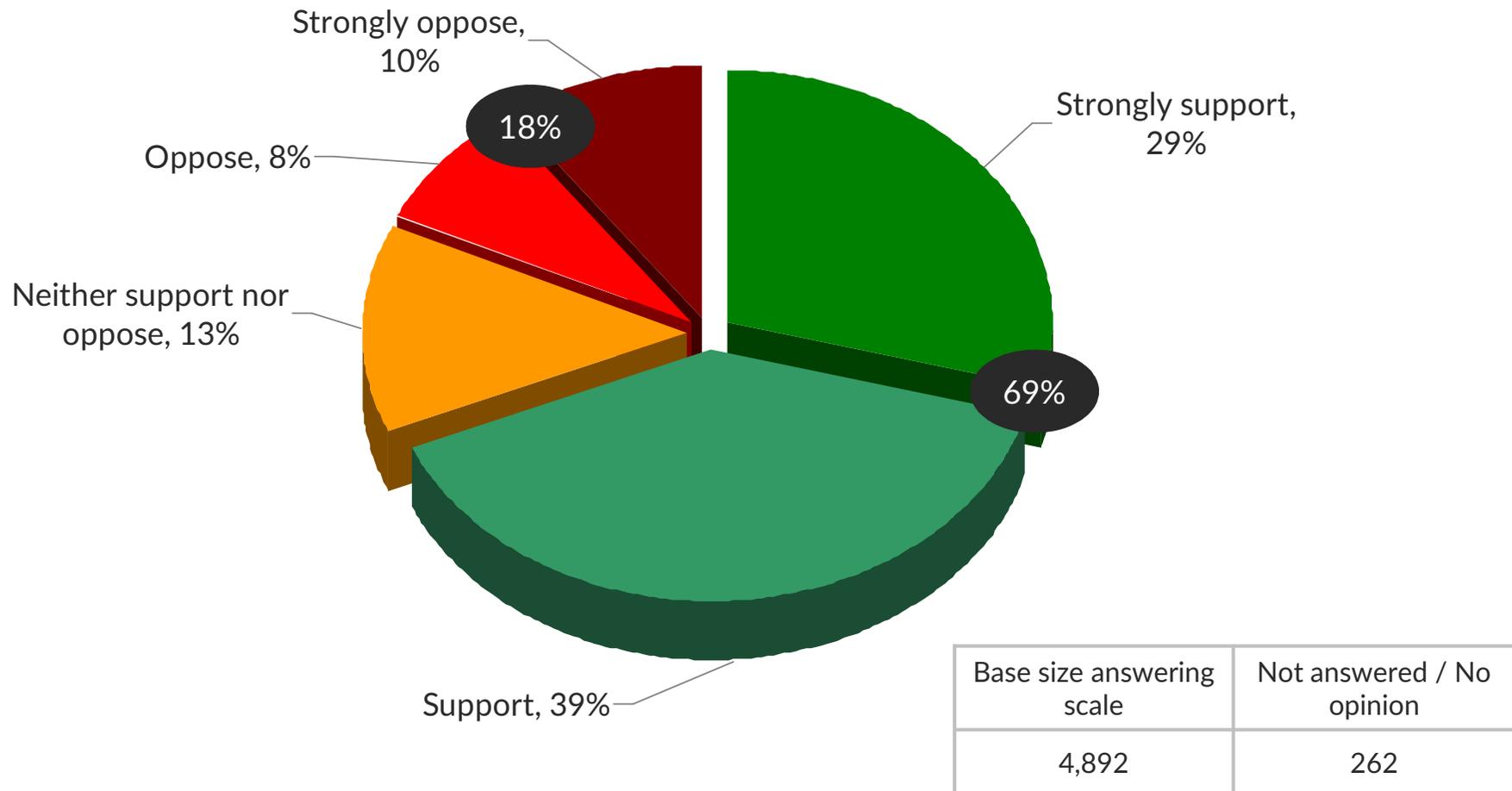


Base: Various for each question (Not relevant & not answered excluded – original base size 513)

# Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

*Draft Northern Sevenoaks Masterplan - Based on Sevenoaks wards, Otford, Dunton Green, Kemsing and Seal responses only*

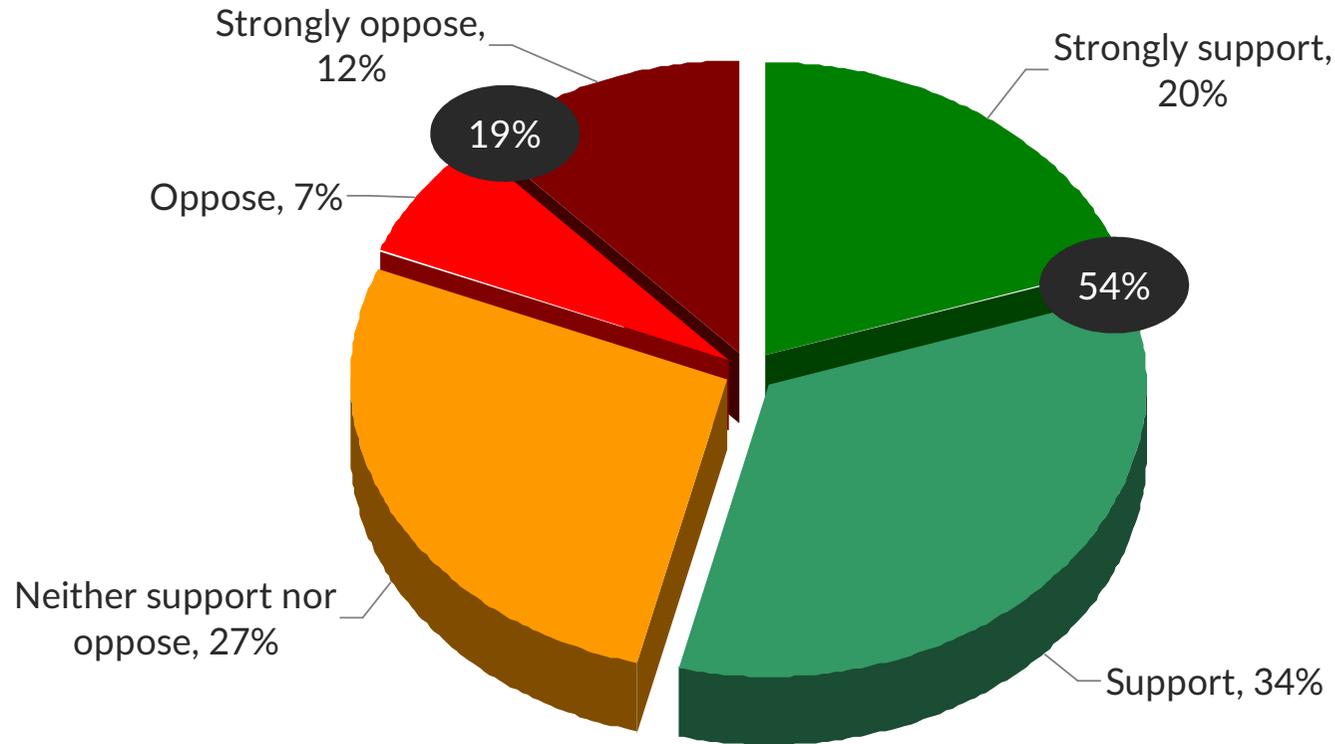


Base: Various for each question (Not relevant & not answered excluded - original base size 5,154)

# Objective 1: Promoting housing choice for all

Q3b. To what extent do you support or oppose the following concepts...

*'Which Way Westerham'*



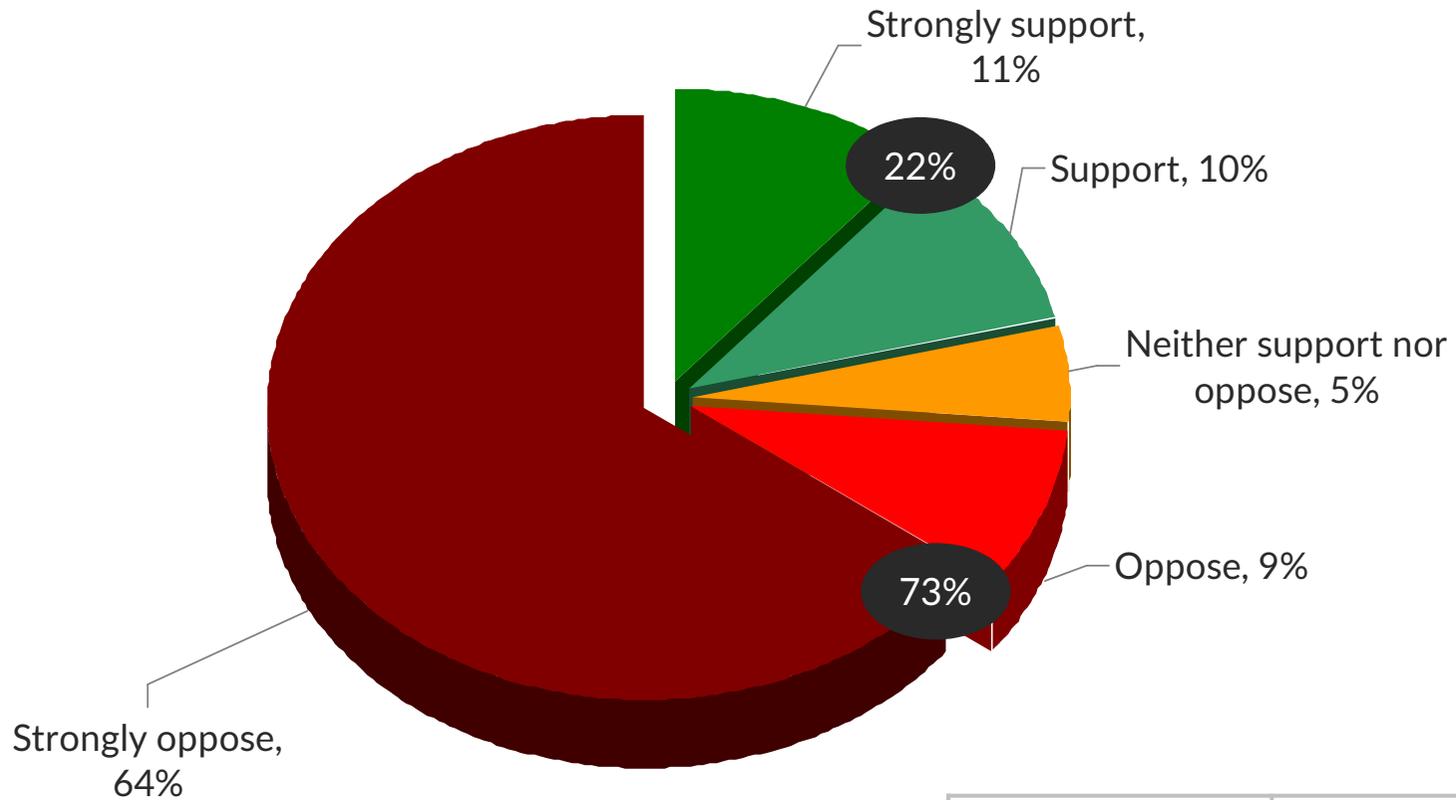
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 12,893                    | 2,482                     |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

# Objective 1: Promoting housing choice for all

Q3b. To what extent do you support or oppose the following concepts...

*'Which Way Westerham' - Based on Westerham and Crockham Hill ward responses only*



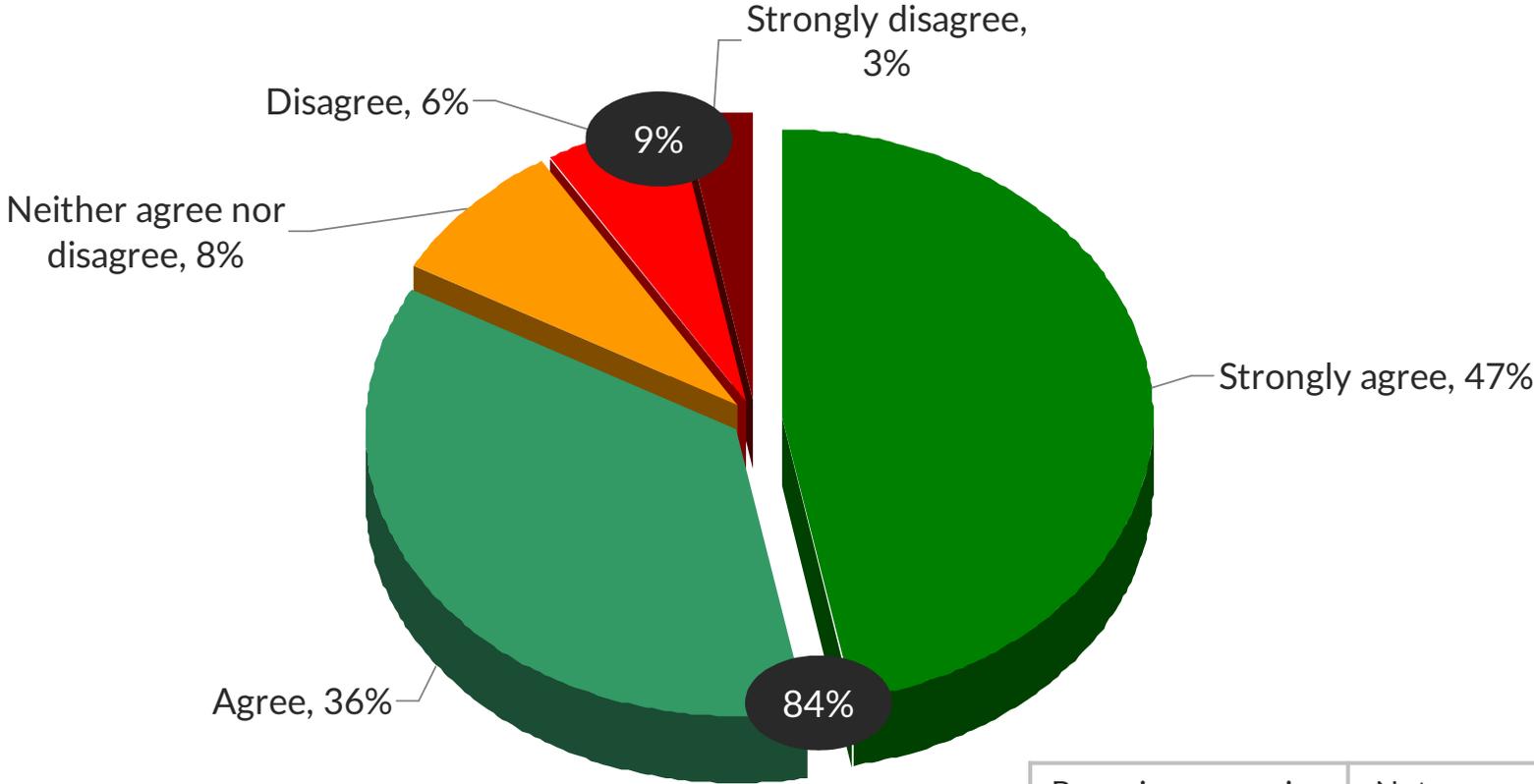
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 875                       | 41                        |

Base: Various for each question (Not relevant & not answered excluded - original base size 916)

# Objective 1: Promoting housing choice for all

## Q4. How much do you agree or disagree that...

*We should promote affordable housing and smaller private homes to meet the needs of all of our residents.*



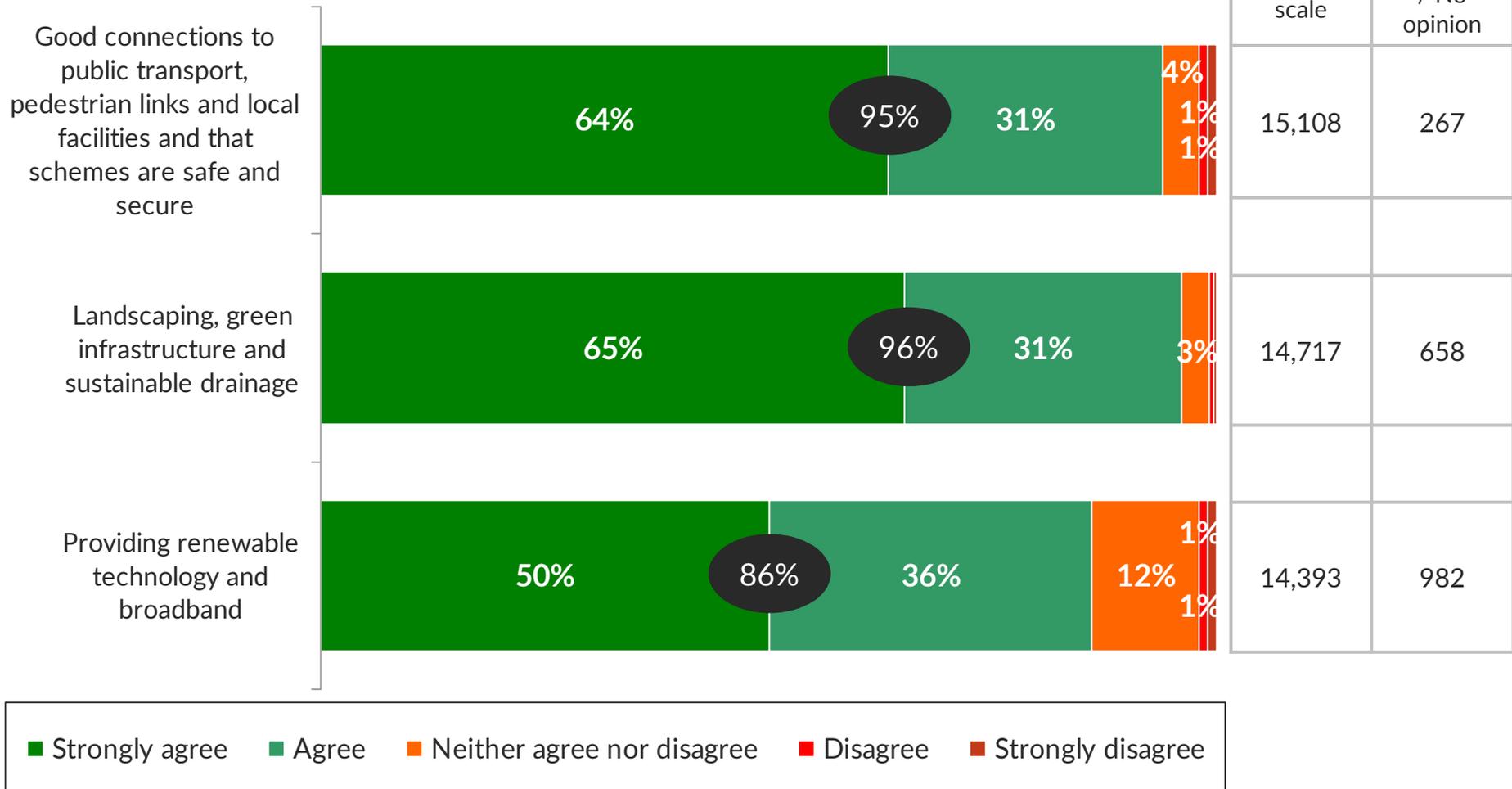
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 15,136                    | 239                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

## Objective 2: Promoting well designed, safe places and safeguarding and enhancing the District's distinctive high quality natural and built environments

### Q5. How much do you agree or disagree that...

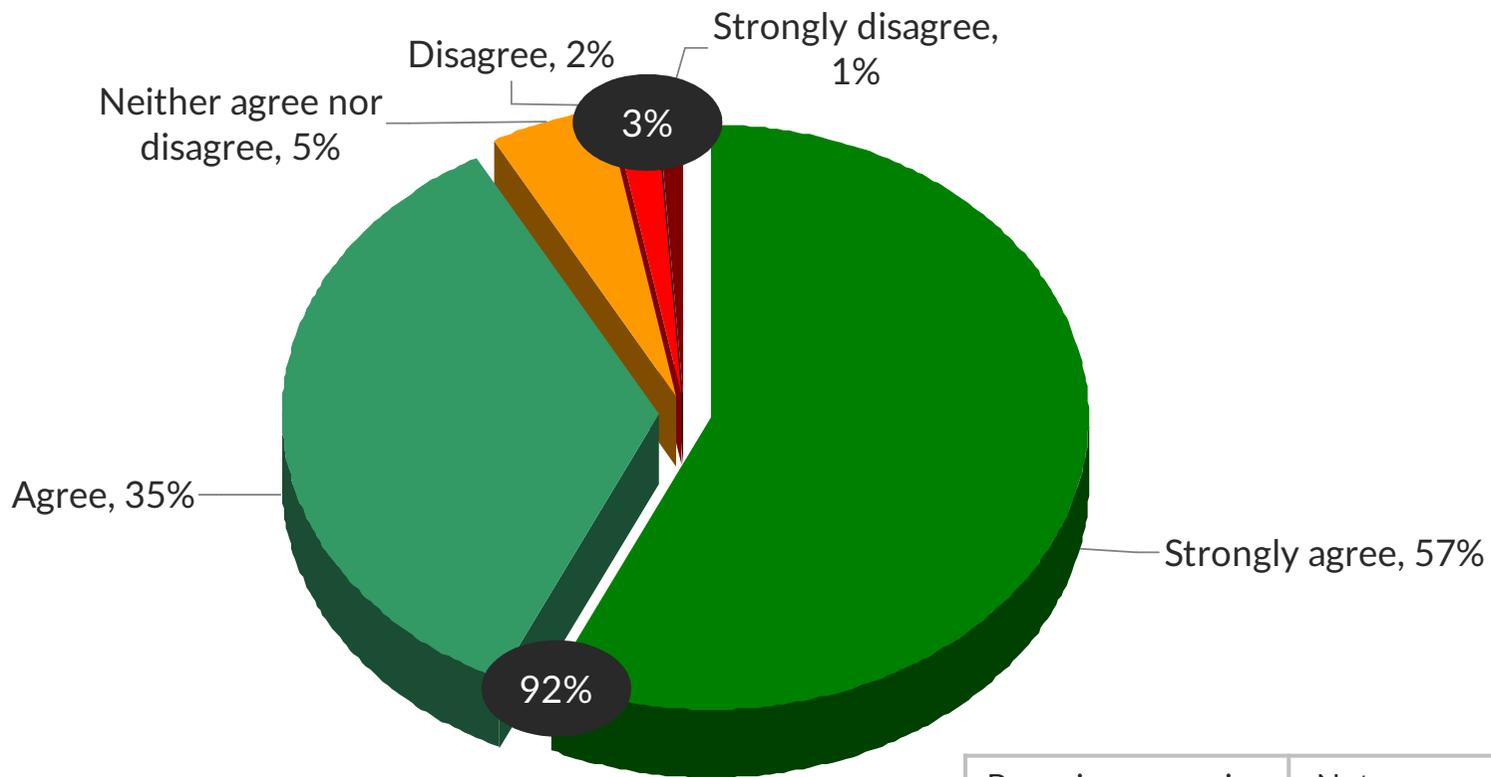
#### All new buildings and developments include the following...



## Objective 3: Supporting a vibrant local economy both urban and rural

### Q6. How much do you agree or disagree that...

*We should make more efficient use of existing employment sites and redevelop suitable brownfield land to meet the need for more employment land.*

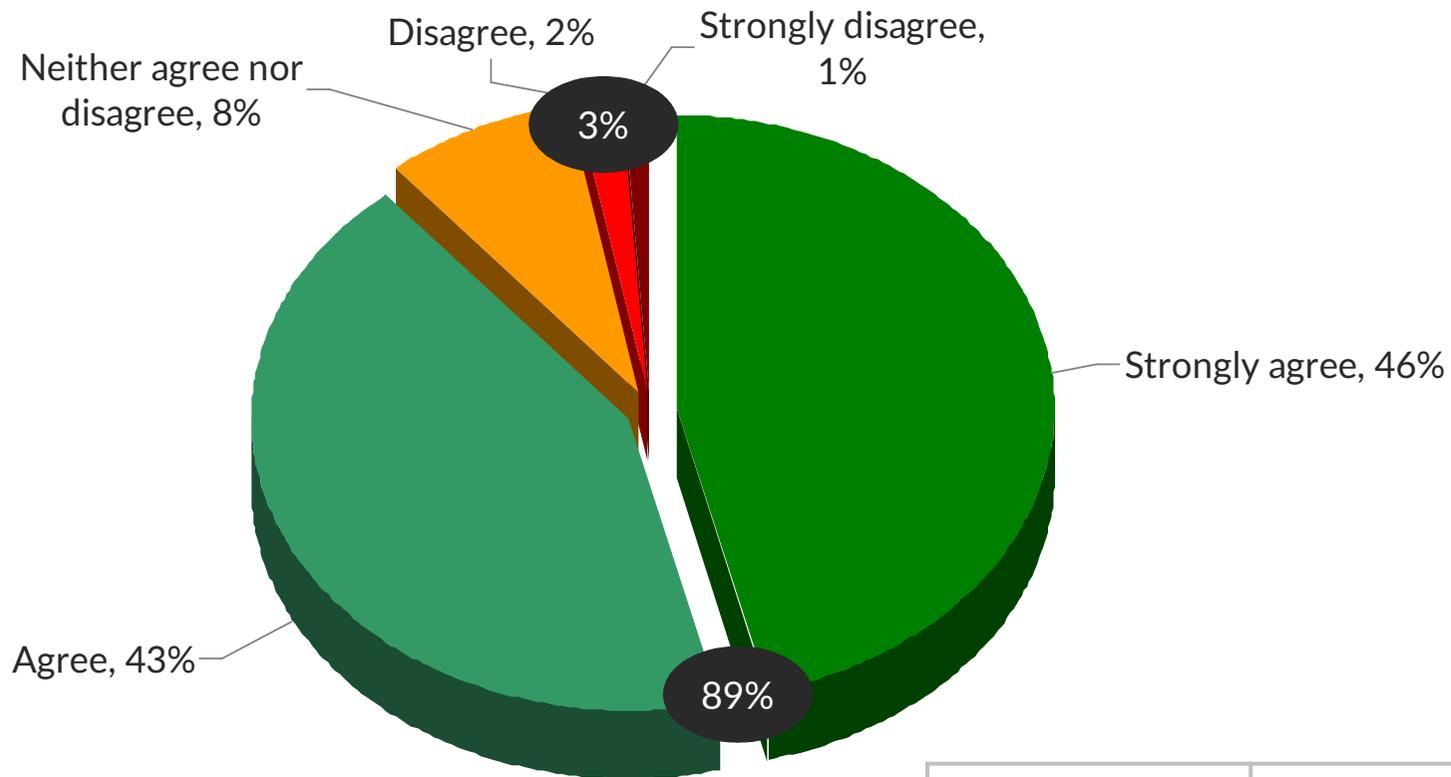


Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

## Objective 3: Supporting a vibrant local economy both urban and rural

### Q7. How much do you agree or disagree with...

*Our approach to protecting employment sites, creating new business and home-working opportunities and ensuring the District remains a competitive location for businesses.*



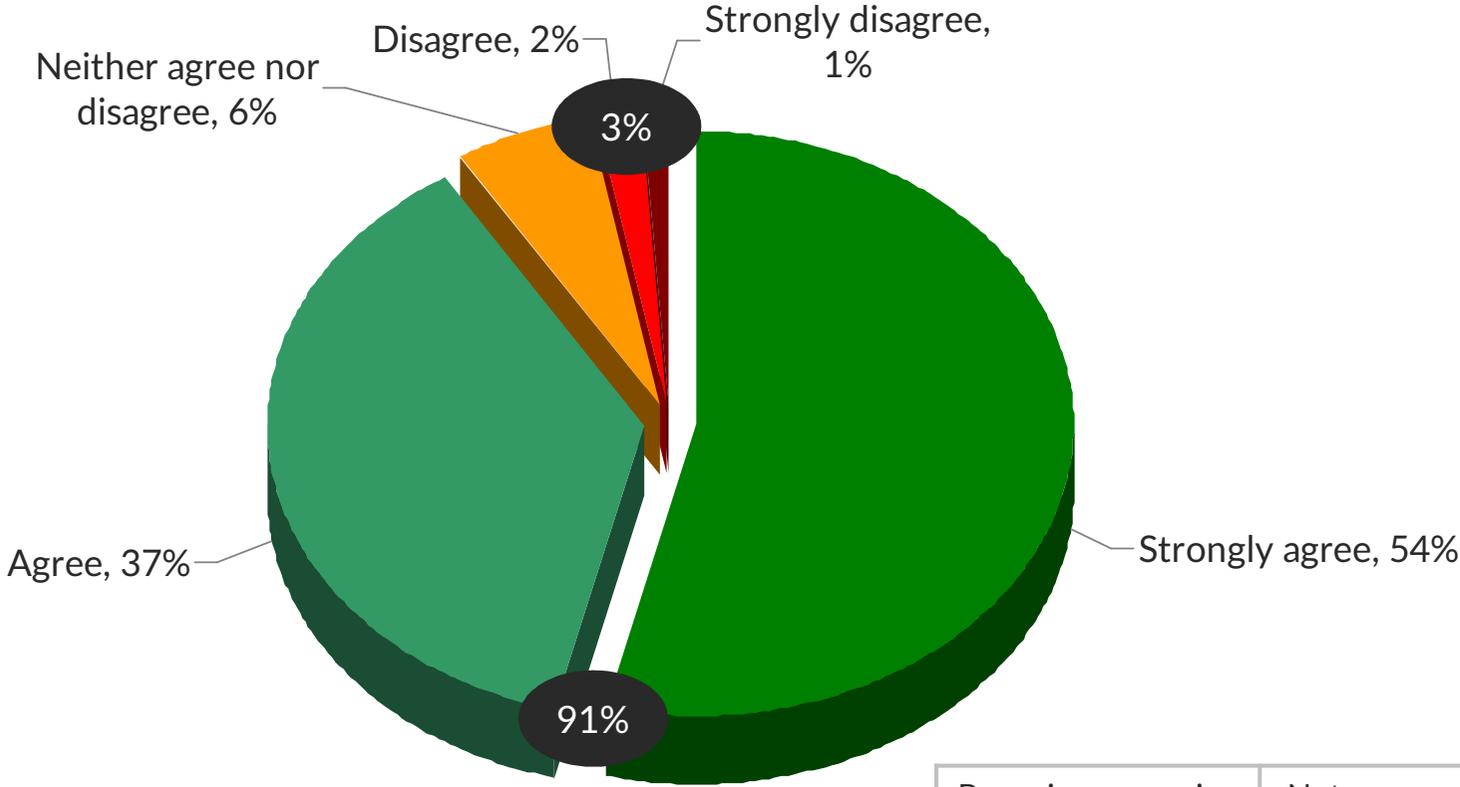
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 15,059                    | 316                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

# Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

## Q8. How much do you agree or disagree with...

*Our approach to protecting our existing town centres and local centres.*



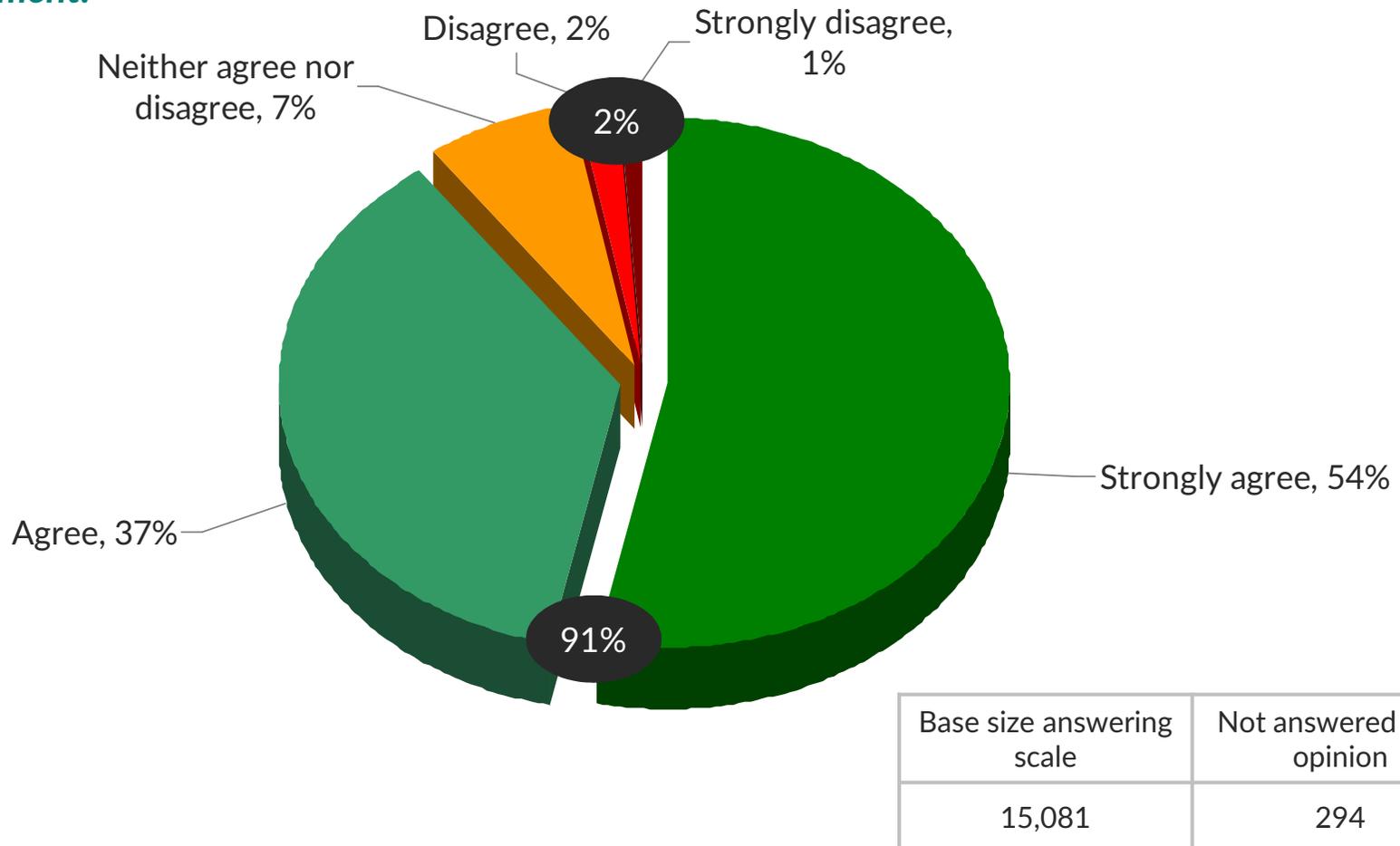
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 15,163                    | 212                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

## Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

### Q9. How much do you agree or disagree that...

*We should prioritise working closely with other councils, public bodies and service providers to deliver what infrastructure is needed, where it is needed and when it is needed, to support new development.*

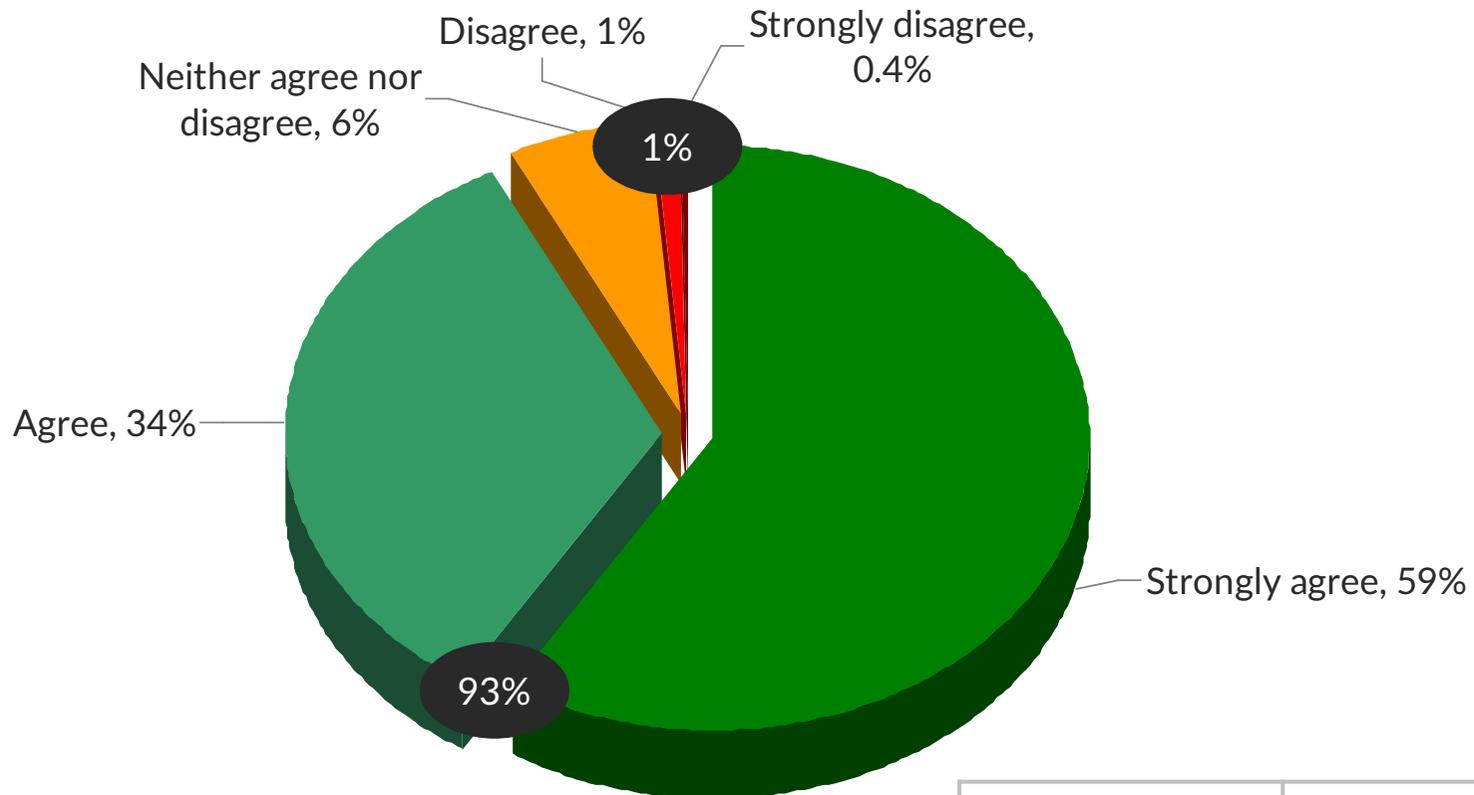


Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

## Objective 5: Promoting healthy living opportunities

Q10. How much do you agree or disagree with...

*Our approach to encouraging healthy communities.*



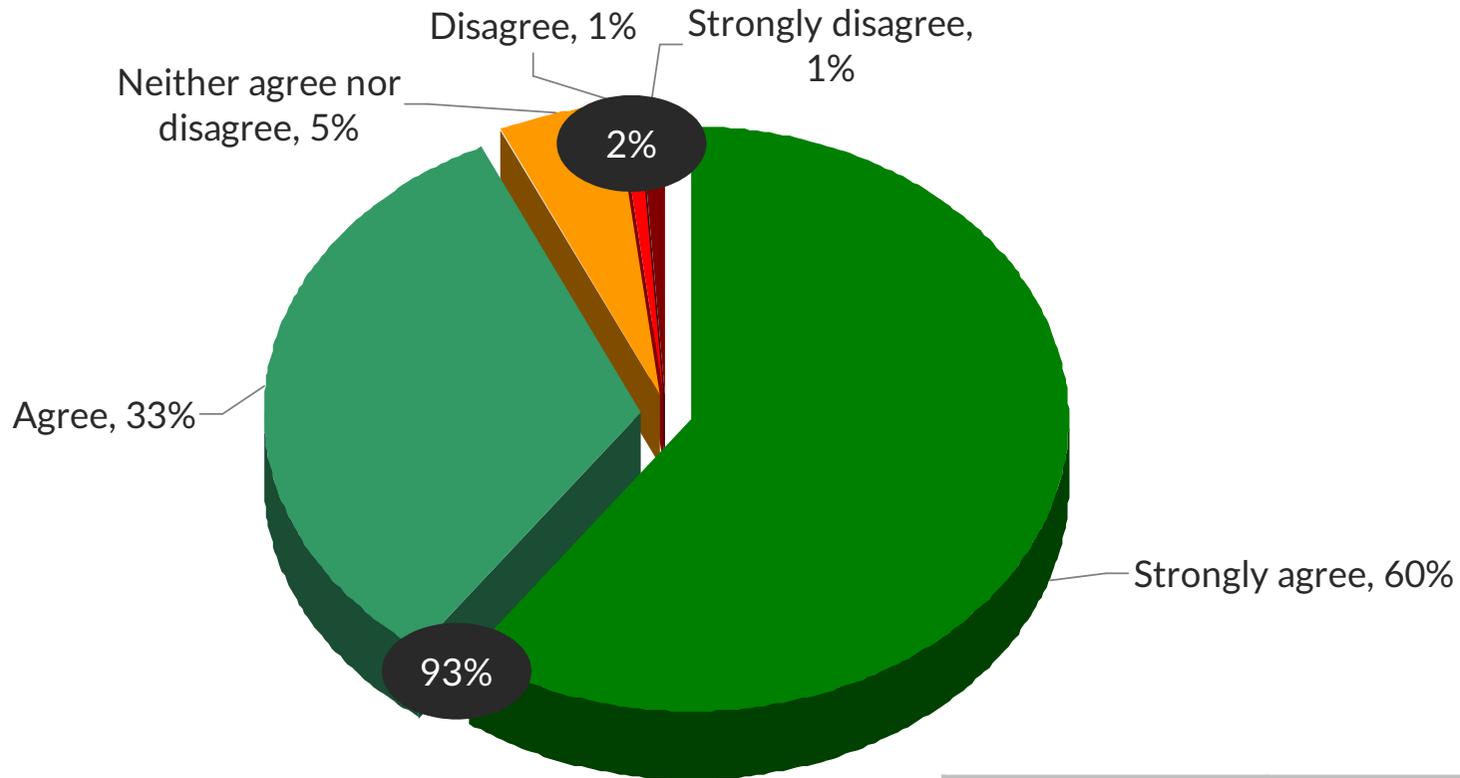
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 15,080                    | 295                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

## Objective 5: Promoting healthy living opportunities

### Q11. How much do you agree or disagree with this approach...

*We want to identify important green spaces, within both urban and rural areas.*



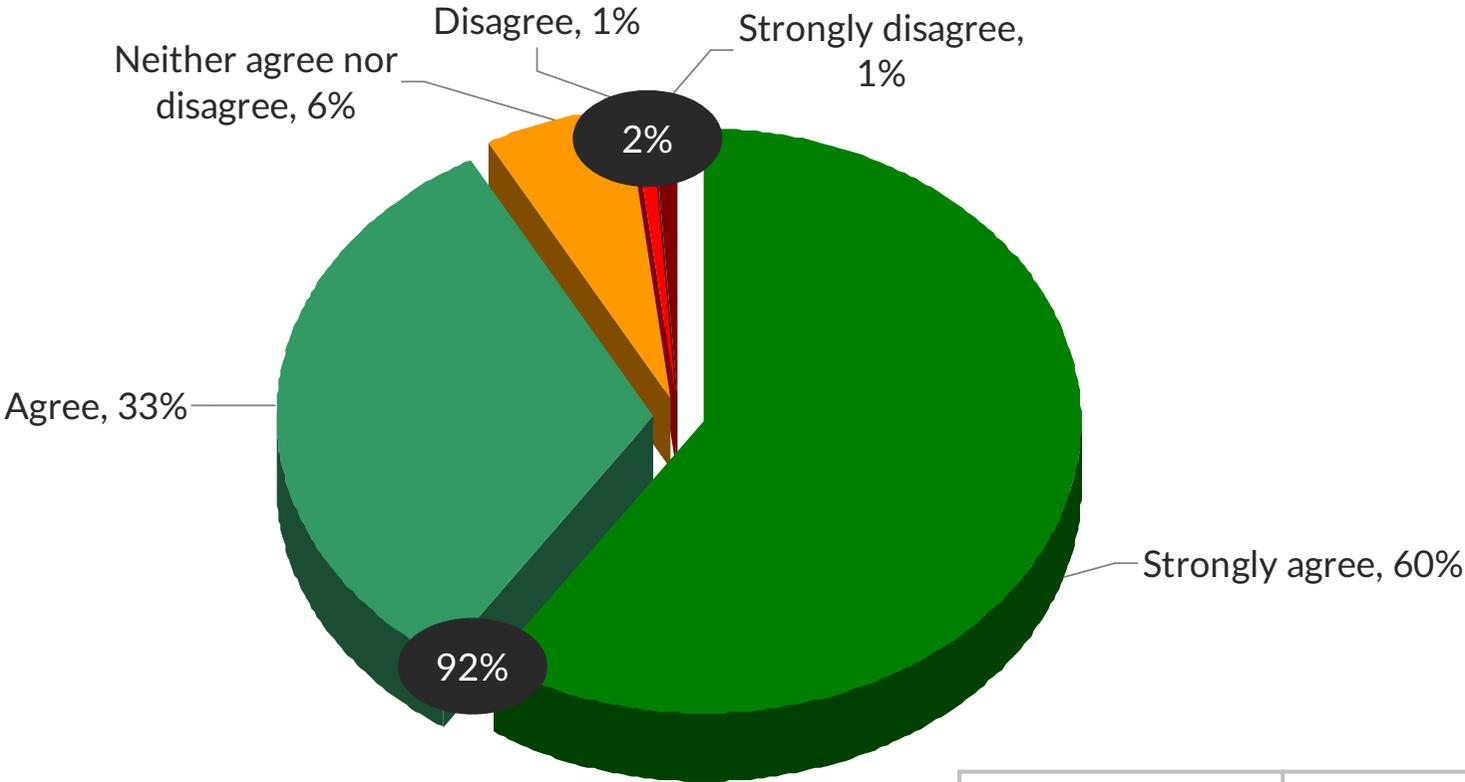
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 14,991                    | 295                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

# Objective 6: Promoting a greener future

## Q12. How much do you agree or disagree with ...

*Our approach to promoting a greener future.*



| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 15,100                    | 384                       |

Base: Various for each question (Not relevant & not answered excluded – original base size 15,375)

# Sevenoaks District Council Local Plan Consultation

**School Consultation slides**

**Prepared by Lake Market Research**

November 2017

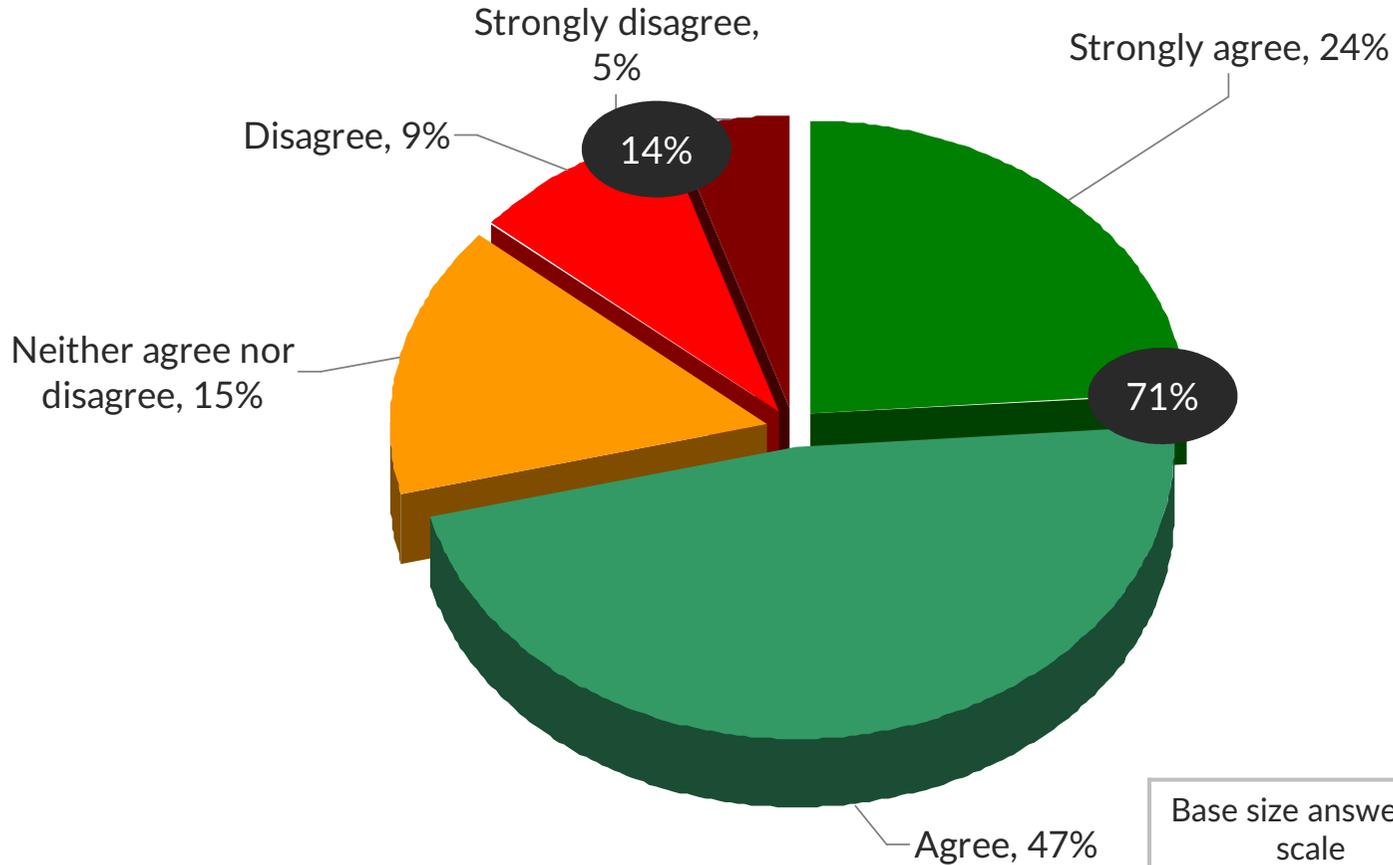
*This report complies with ISO:20252 standards  
and other relevant forms of conduct*

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# Objective 1: Promoting housing choice for all

Q1. How much do you agree or disagree that...

*We should continue to protect the Green Belt by building new homes on land which has been previously built on? i.e. Brownfield land*



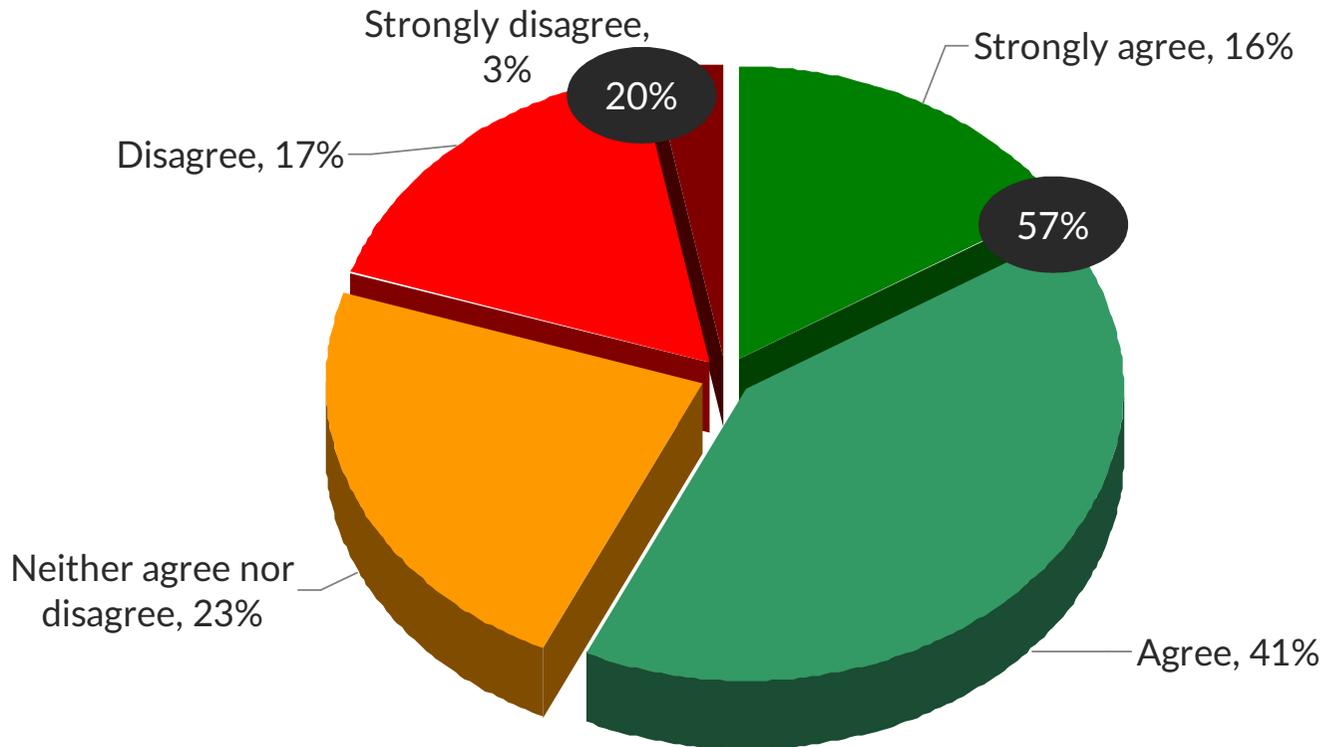
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 212                       | 14                        |

Base: Various for each question (Not relevant & not answered excluded – original base size 226)

# Objective 1: Promoting housing choice for all

## Q2. How much do you agree or disagree that...

*We should continue to protect the Green Belt by building new homes at slightly higher density?  
This means building more homes on a plot of land than we do at the moment.*

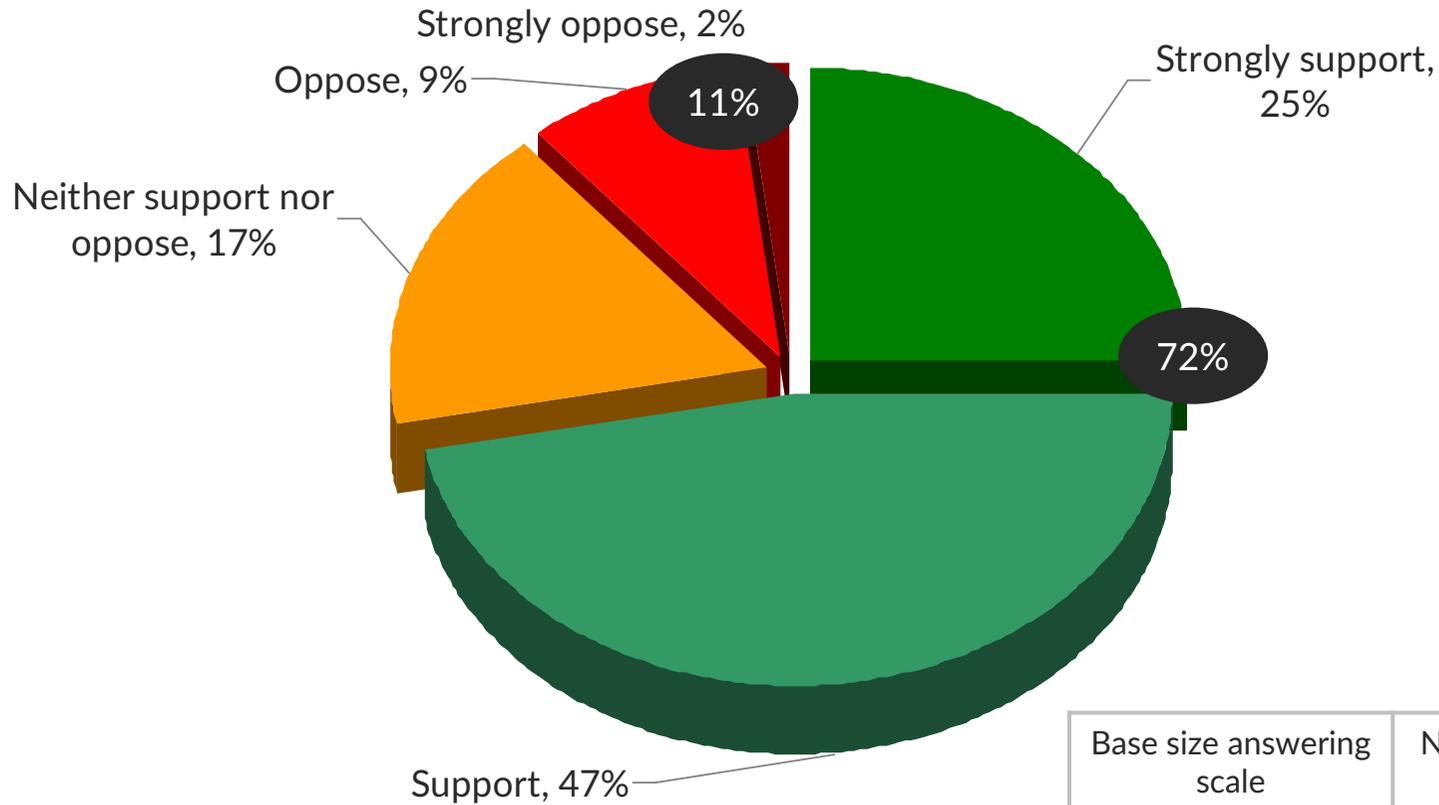


| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 210                       | 16                        |

# Objective 1: Promoting housing choice for all

Q3a. To what extent do you support or oppose the following concepts...

*Draft Northern Sevenoaks Masterplan*



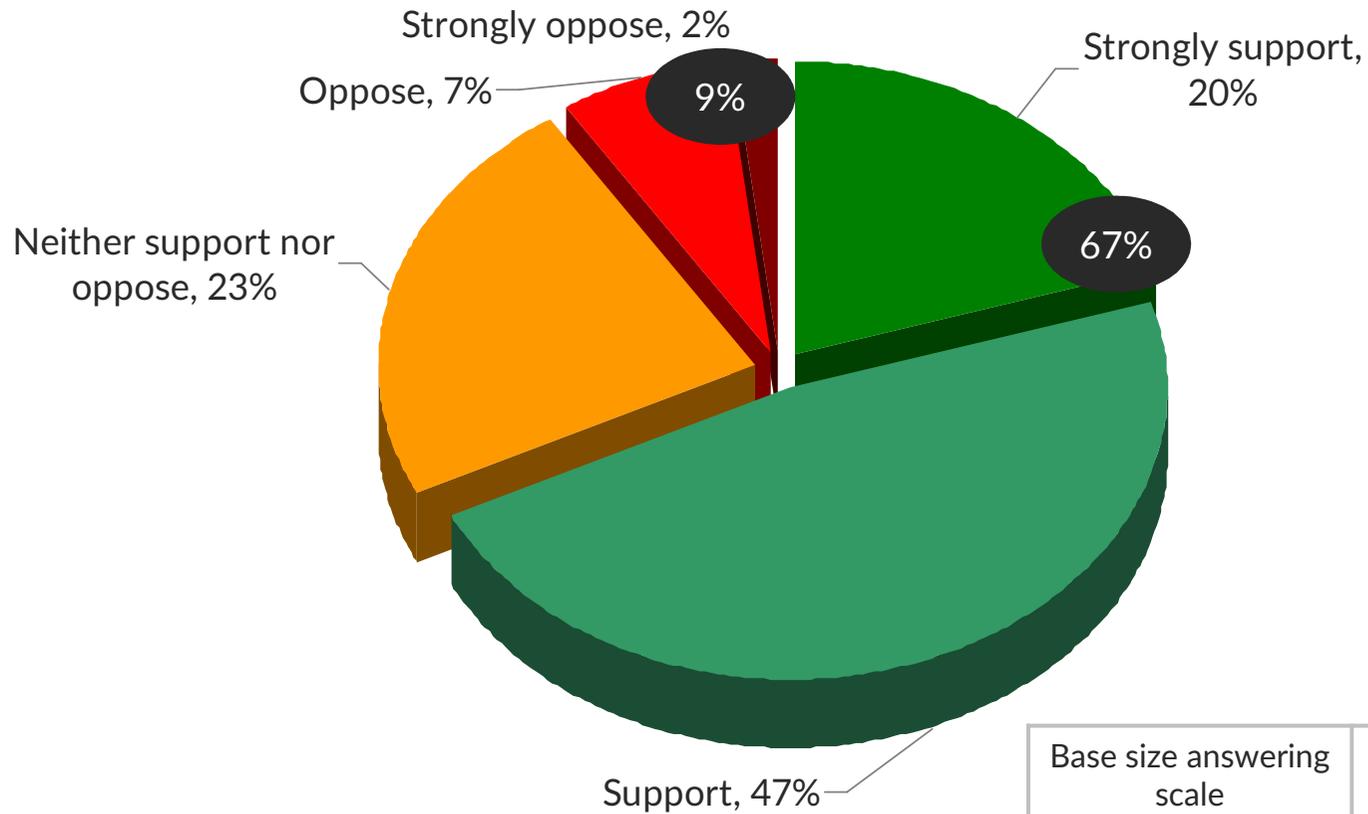
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 175                       | 51                        |

Base: Various for each question (Not relevant & not answered excluded – original base size 226)

# Objective 1: Promoting housing choice for all

Q3b. To what extent do you support or oppose the following concepts...

*'Which Way Westerham'*

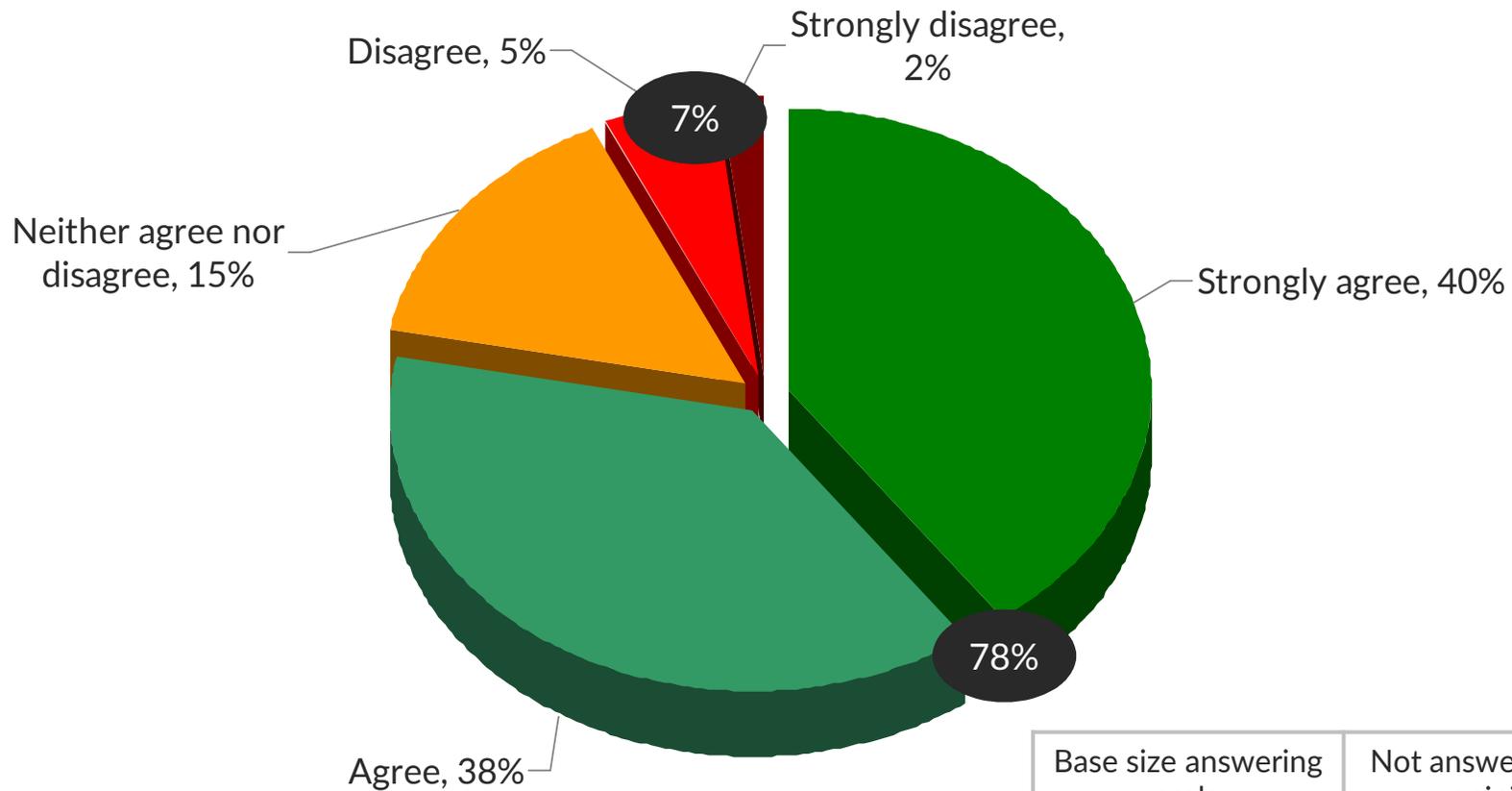


| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 172                       | 54                        |

# Objective 1: Promoting housing choice for all

## Q4. How much do you agree or disagree that...

*We should promote affordable housing and smaller private homes to meet the needs of all of our residents.*



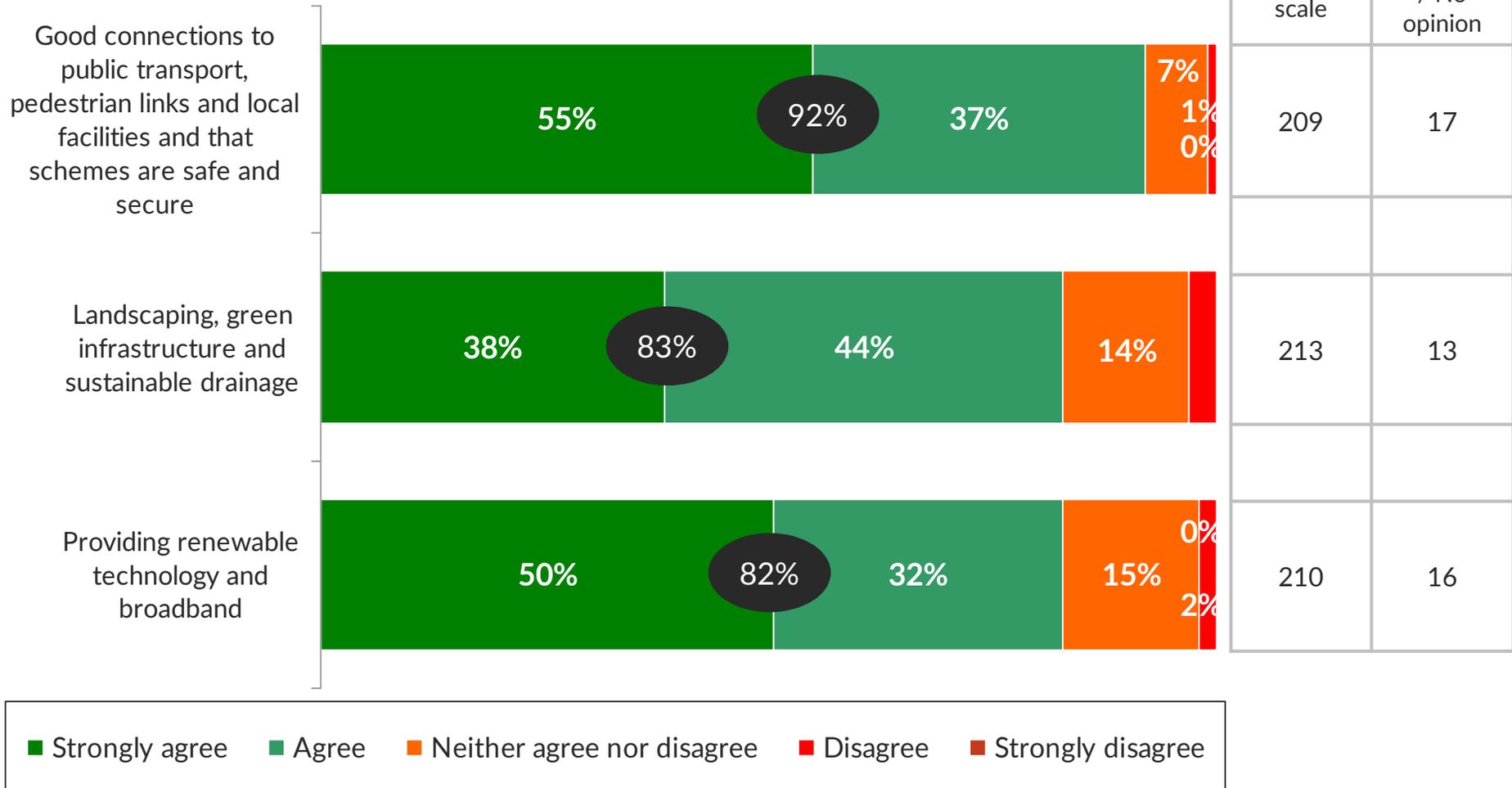
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 216                       | 10                        |

Base: Various for each question (Not relevant & not answered excluded – original base size 226)

## Objective 2: Promoting well designed, safe places and safeguarding and enhancing the District's distinctive high quality natural and built environments

### Q5. How much do you agree or disagree that...

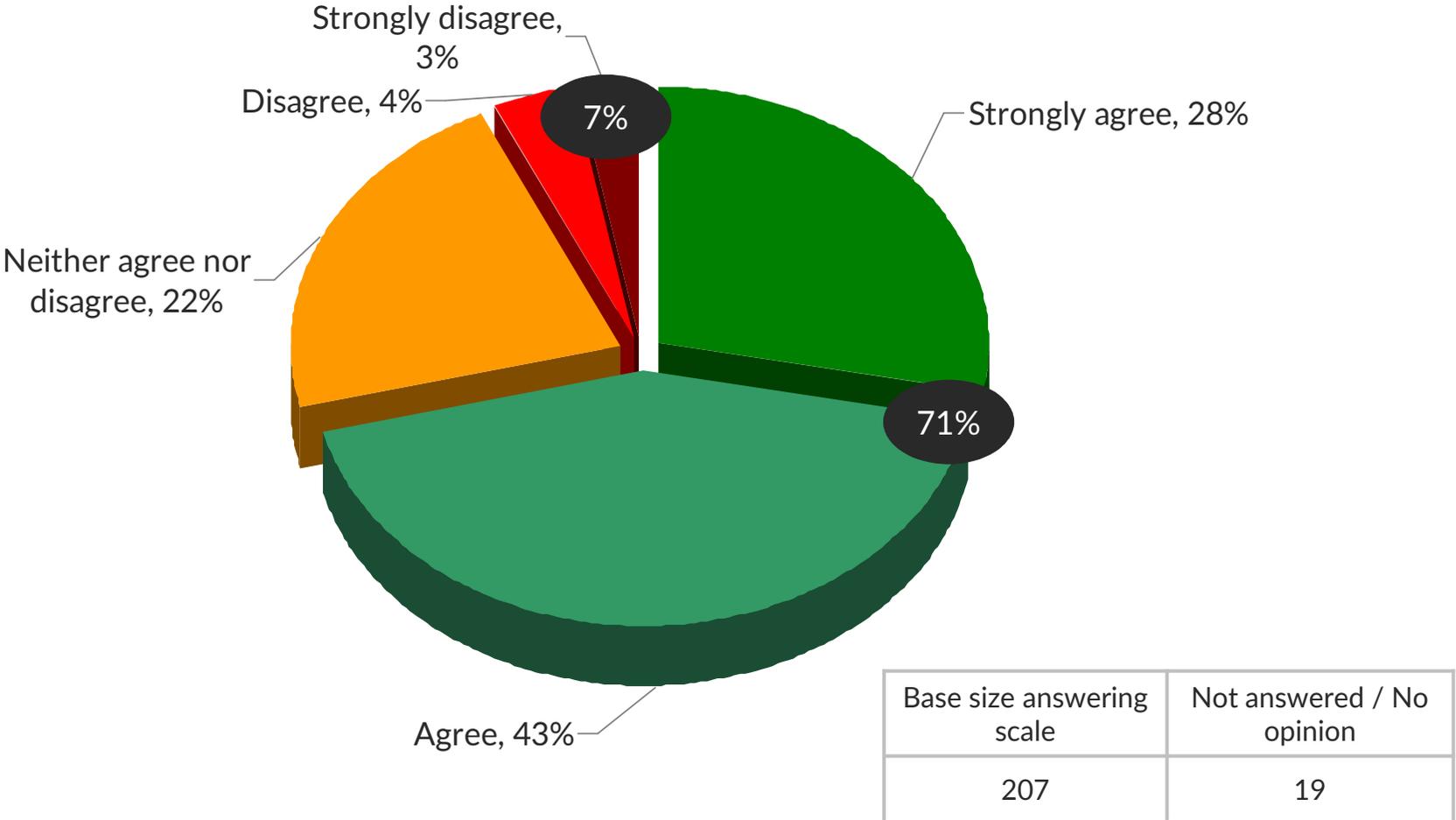
#### All new buildings and developments include the following...



### Objective 3: Supporting a vibrant local economy both urban and rural

#### Q6. How much do you agree or disagree that...

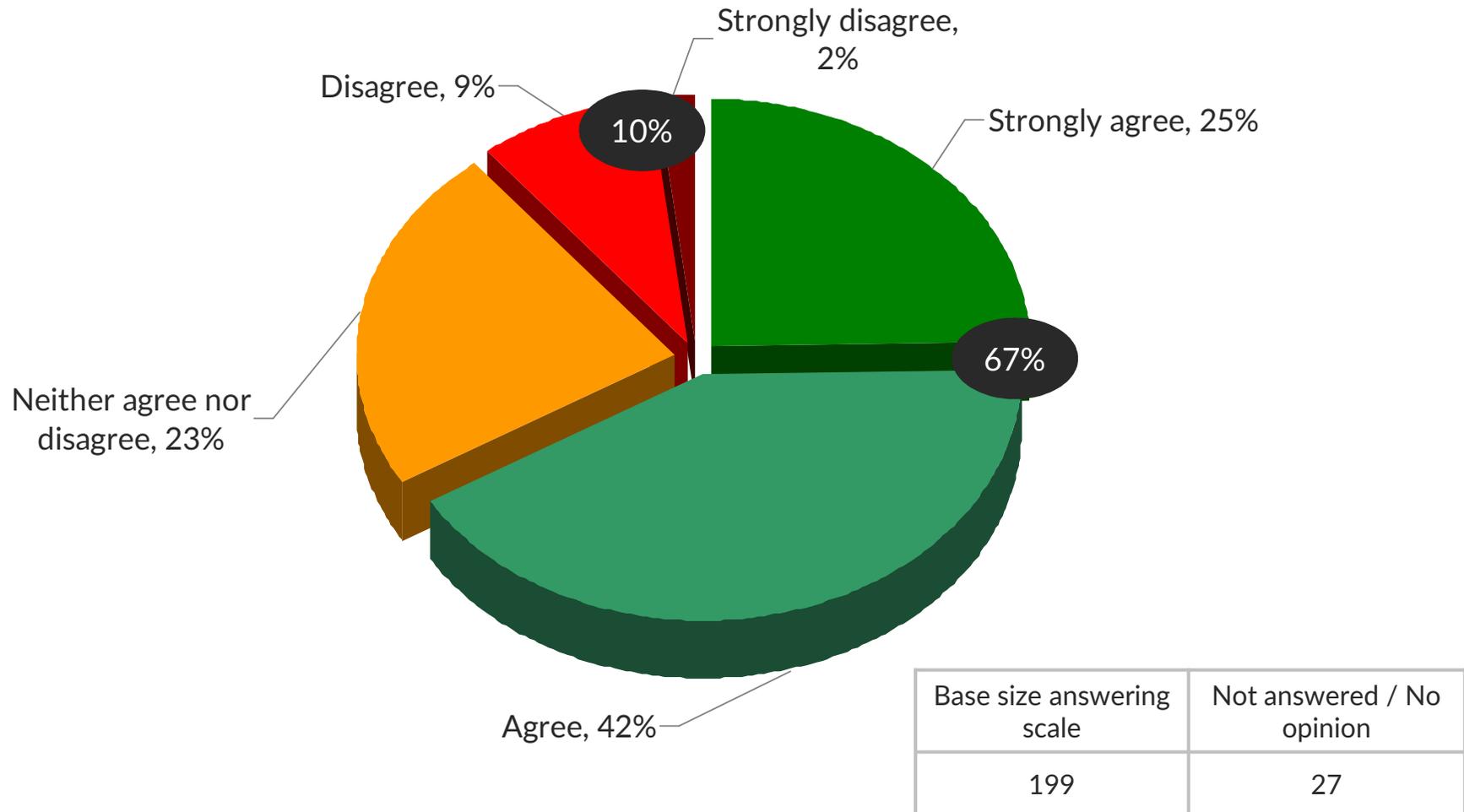
*We should make more efficient use of existing employment sites and redevelop suitable brownfield land to meet the need for more employment land.*



## Objective 3: Supporting a vibrant local economy both urban and rural

### Q7. How much do you agree or disagree with...

*Our approach to protecting employment sites, creating new business and home-working opportunities and ensuring the District remains a competitive location for businesses.*

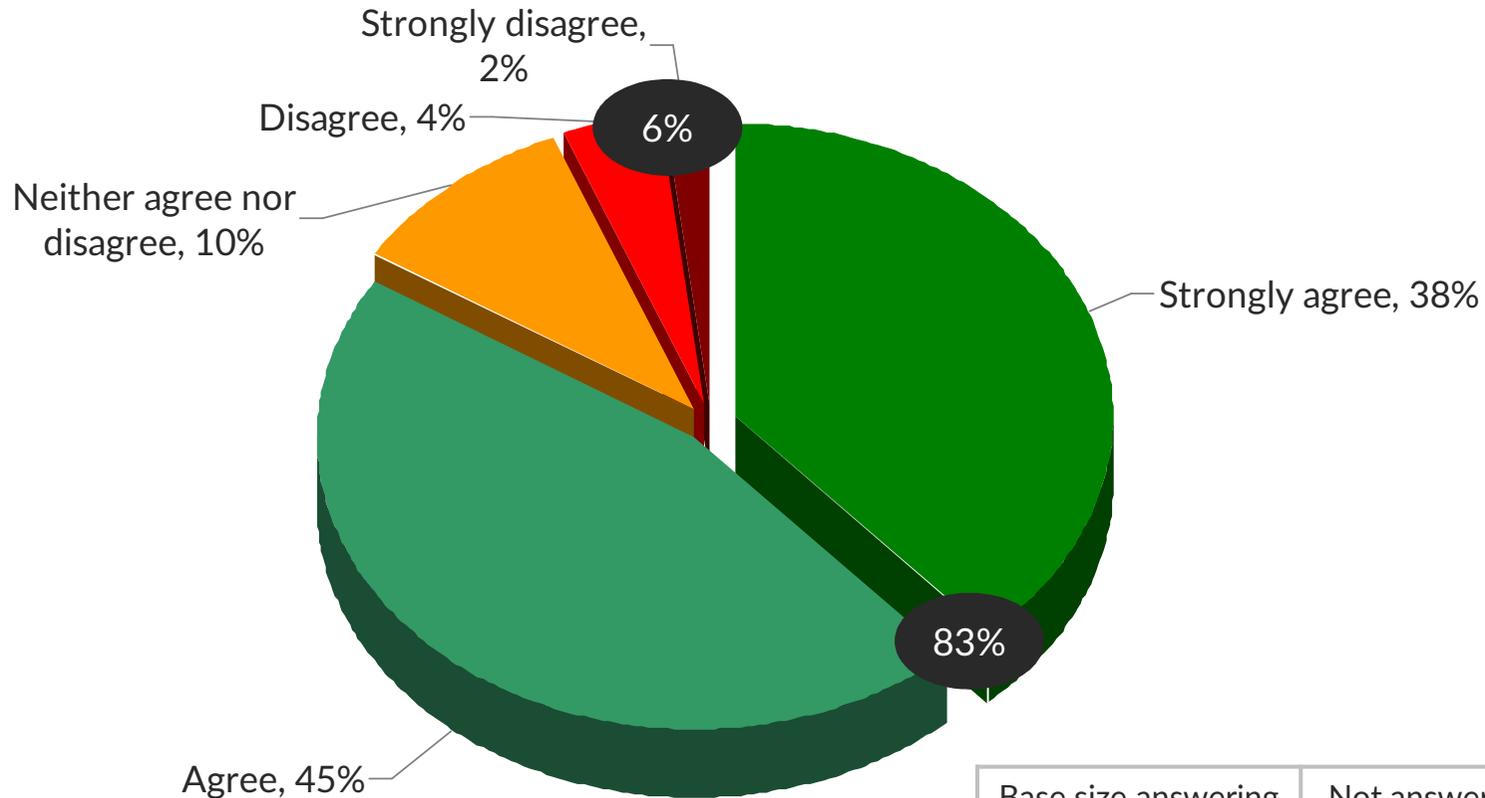


Base: Various for each question (Not relevant & not answered excluded – original base size 226)

## Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

### Q8. How much do you agree or disagree with...

*Our approach to protecting our existing town centres and local centres.*



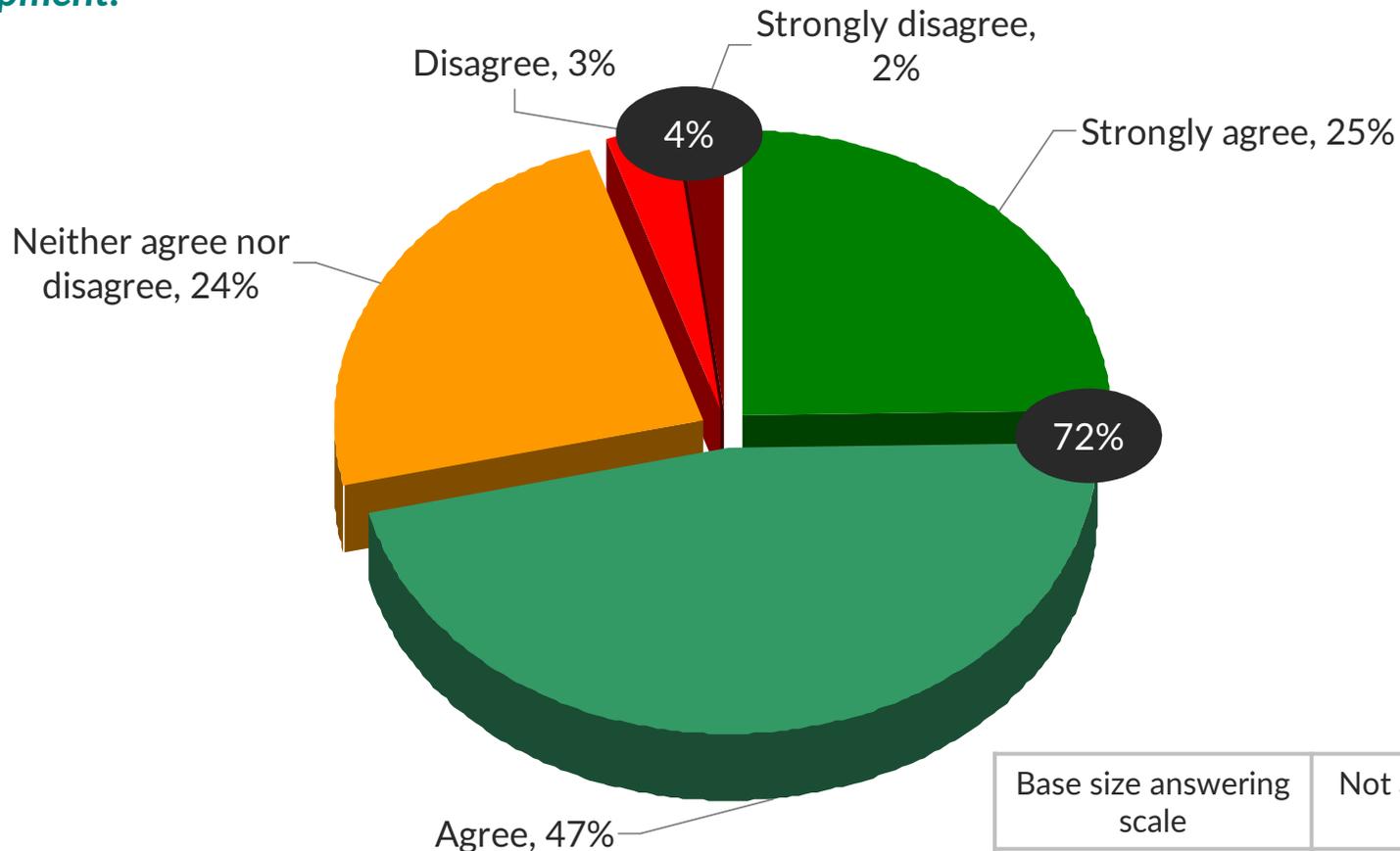
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 203                       | 23                        |

Base: Various for each question (Not relevant & not answered excluded – original base size 226)

## Objective 4: Supporting lively communities with well performing town and village centres that provide a range of services, facilities and infrastructure

### Q9. How much do you agree or disagree that...

*We should prioritise working closely with other councils, public bodies and service providers to deliver what infrastructure is needed, where it is needed and when it is needed, to support new development.*

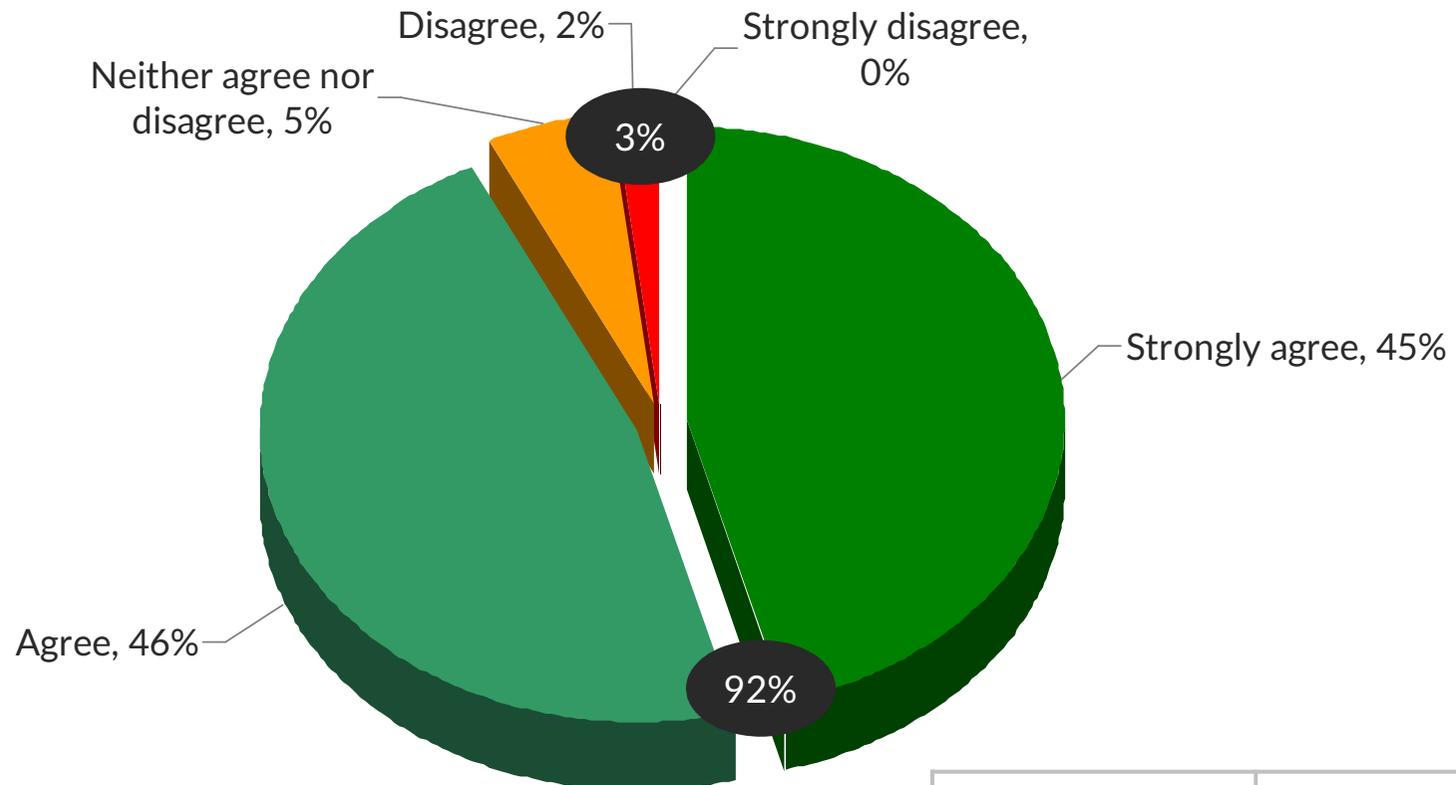


| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 209                       | 17                        |

## Objective 5: Promoting healthy living opportunities

Q10. How much do you agree or disagree with...

*Our approach to encouraging healthy communities.*



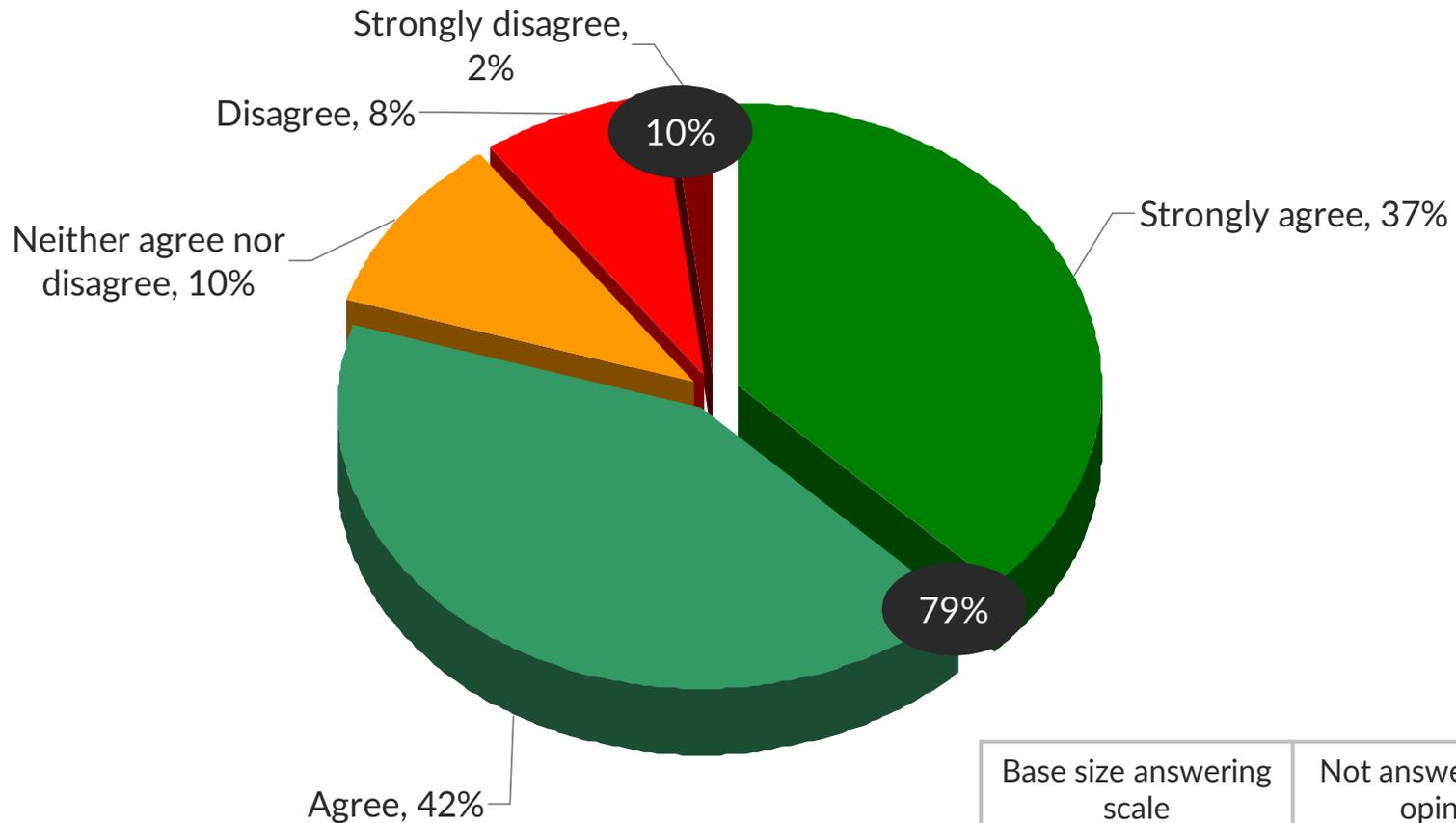
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 209                       | 17                        |

Base: Various for each question (Not relevant & not answered excluded – original base size 226)

## Objective 5: Promoting healthy living opportunities

### Q11. How much do you agree or disagree with this approach...

*We want to identify important green spaces, within both urban and rural areas.*



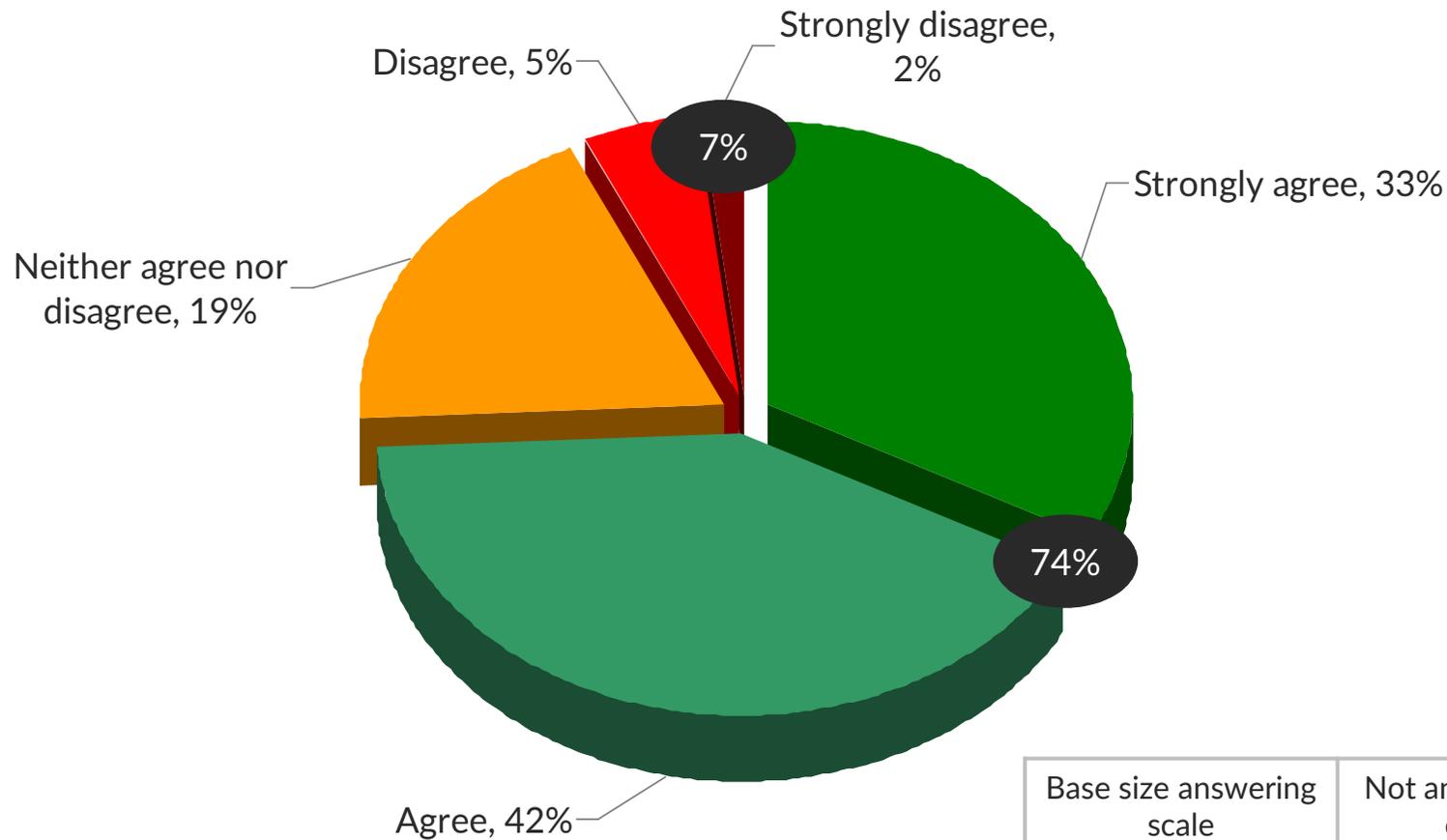
| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 210                       | 16                        |

Base: Various for each question (Not relevant & not answered excluded – original base size 226)

## Objective 6: Promoting a greener future

Q12. How much do you agree or disagree with ...

*Our approach to promoting a greener future.*



| Base size answering scale | Not answered / No opinion |
|---------------------------|---------------------------|
| 207                       | 19                        |

Base: Various for each question (Not relevant & not answered excluded – original base size 226)

**Appendix 2: Stakeholder / Organisational responses:**

**Neighbouring authorities:**

LB Bromley  
Dartford Borough Council  
Tandridge District Council  
Tonbridge & Malling Borough Council  
Tunbridge Wells Borough Council  
Maidstone Borough Council  
Kent County Council  
Greater London Authority  
(no responses from LB Bexley, Gravesham or Wealden)

**Town/Parish Councils:**

Badgers Mount Parish Council  
Chevening Parish Council  
Chiddingstone Parish Council  
Edenbridge Town Council  
Eynsford Parish Council  
Leigh Parish Council  
Otford Parish Council  
Seal Parish Council  
Sevenoaks Town Council  
Sevenoaks Weald Parish Council  
Shoreham Parish Council  
Swanley Town Council  
West Kingsdown Parish Council  
Westerham Town Council

**Key Statutory consultees:**

Environment Agency  
Historic England  
Natural England

**Stakeholders (national and local):**

Biffa Waste Services  
Campaign for Real Ale (CAMRA)  
CPRE  
Dartford, Gravesham and Swanley CCG  
Education and Skills Funding Agency  
Forestry Commission  
Fort Halstead Residents Association  
High Weald AONB Unit  
Highways England  
Home Builders Federation  
Kent Downs AONB Unit

## Agenda Item 8

Montreal Park Residents Association  
National Federation of Gypsy Liaison Group  
National Grid  
NHS Property Services  
Sevenoaks Conservation Council  
Sevenoaks Society  
Shoreham Society  
Southern Water  
Sports England  
Stangrove Residents Association  
Thames Water  
The Drive Residents Association  
The Oaks Partnership (Swanley GP Surgery)  
Transport for London  
West Kent CCG  
West Kent Housing Association

## **Appendix 3: Summaries of Key Organisational Responses**

### **Neighbouring authorities**

#### **Tunbridge Wells Borough Council**

Tunbridge wells notes that the Issues and Options document does not impose any direct effect on their borough, however, notes a considerable shortfall in Sevenoaks delivering their OAN and states that they do not have the capacity to accommodate any of our unmet development need.

#### **Tandridge District Council**

Tandridge seek further clarification on our preferred approach with a justification for our reasoning from deviating from the NPPF brownfield definition. This approach has raised concerns with Tandridge due to the sustainability of brownfield sites that are in the Green Belt. They go onto say they to also considered this approach, however they deemed it unsuitable as it would have resulted in a 'scatter gun approach to the green belt' meaning that this approach can lead to sprawl and encroachment on the openness of the Green Belt. They strongly believe that Green belt cannot act as a blanket to override sustainability considerations. Due to the similar characteristics across the two districts they also would like to understand the exceptional circumstances test that we have undergone so a similar approach can be established across the authorities. They also raised concerns around the 'Which Way Westerham' proposal as this would add to traffic travelling to Oxted without any mitigation measures. There is general support form Tandridge around our proposals for employment and are interested in discussing if there is potential for Sevenoaks to help meet Tandridge's need for Travelling Show People.

#### **Tonbridge and Malling Borough Council**

Tonbridge and Malling strongly believe that the characteristics of Sevenoaks District will necessitate some sites to be removed from the Green Belt and they believe there are exceptional circumstances in doing so; this includes the need to deliver growth where it is needed and to provide new opportunities for essential infrastructure. They state that Sevenoaks' approach will leave a significant amount of unmet housing need of up to a third of OAN, which has the potential to increase. They raised concerns over how sustainable Sevenoaks' approach is with brownfield sites in the green belt often being isolated and requiring future residents to travel long distances. In addition, these developments are likely to be much smaller so they will not generate sufficient developer contributions to deliver new infrastructure. They too would also like further clarification on how Sevenoaks will assess exceptional circumstances. It is stated that neighbouring Local Authorities are facing the same challenges and may have to revisit their strategies to ensure as much of the need is delivered as possible. Concerns were also raised from Sevenoaks deviating away from the NPPF definition of brownfield land. They believe that not all options have been fully explored before concluding that the needs cannot be met.

## Agenda Item 8

### **Dartford Borough Council**

Dartford welcomes discussion for potential development options in Swanley due to cross-boundary functional organisational connections, including the shared Clinical Commissioning Group. They believe that the most sustainable approach would be developing around Transport Hubs however because of the lack of government guidance they encourage SDC to determine own criteria to identify transport hubs. They state that with Sevenoaks only meeting half of the unmet housing needs this must be supported by meaningful evidence that explores all options sufficiently before they are discounted. They also note that if land for employment is being looked at in the Green Belt then there needs to be consistency over site selection for all development and Green Belt release considerations. It was also noted by Dartford that by using a definition for brownfield land that deviates from the NPPF, a planning policy test must be fulfilled to ensure development on these sites would not constitute inappropriate development. Dartford also goes on to clarify the judgement ruled on Dartford BC v SSCLG in January 2016, stating that the inspector considered there to be very special circumstances that outweighed harm to the green belt in this particular case and judgement like this can only be made on a case-by-case basis not generally through a local plan. They state that the preferred strategy is currently insufficiently focused on sustainable outcomes, stating sustainable options such as transport hubs and a potential extension of Swanley appear to have been ruled out without a clear rationale as to why.

### **London Borough of Bromley**

Bromley supports our housing approach subject to very clear demonstration of exceptional circumstances. There is general support for our gypsies and travellers approach, and they welcome the possibility of a new secondary school in the district.

### **Maidstone Borough Council**

Maidstone generally supports Sevenoaks' approach, however, advises that the 31 sub areas of Green Belt which were identified as performing weakly against the NPPF should be explored fully before looking outside the district as they are sustainable locations for growth. Maidstone emphasises in their response that Sevenoaks and Maidstone do not share the same Housing Market Area (HMA) or Travel to Work Area (TTWA) and that Sevenoaks should look to their HMA to help meet any development needs that cannot be met within the District. Maidstone state that a small sites policy to enable the council to seek financial contributions on sites of 10 homes and under is not appropriate and would mean sites were unviable which could affect the delivery of the OAN. Maidstone also notes that conversion of offices to residential through permitted development has and will continue to make a significant contribution to overall housing land supply, therefore encourages Article 4 directions where they do not inhibit a positive contribution towards OAN. This outlook is also reiterated in regards to community uses.

### **Greater London Authority**

The GLA directs Sevenoaks to look at their latest population and household projections for all local authorities in England which are now available on the London Data store. They do express concern for Sevenoaks only quantifying a supply of 6,500 homes across the plan period and recommends that Sevenoaks consider aligning their spatial strategy with the GLA's.

### **Kent County Council**

KCC express their support for our preferred approach due to it being a sustainable way of providing houses subject to transport links. They do later state that development in the countryside is complex for Sevenoaks due to large settlements being dispersed across the district. When commenting on the 'exceptional circumstances' that have already come forward, KCC express concern for the Sevenoaks Northern Masterplan regarding the Quarry site due to sustainability and congestion with heavy congestion already at Bat and Ball Junction. KCC believes that the 'Which Way Westerham' proposal would relieve some traffic congestion but would need a robust traffic assessment. Edenbridge proves some concern for KCC due to the town having limited accessibility, with the only road access coming from B roads. However, KCC do express some support for development in Swanley due to good access to road and rail networks. They also support brownfield development due to traffic generation already occurring in these locations. KCC do recommend that Sevenoaks considers key worker housing to include social care workers and they supported the proportion of older person's accommodation stated as affordable housing. It is emphasised that new development should enhance biodiversity value and Public Rights of Way (PRoW) and where possible encourage more. Regarding the district's heritage, KCC states that it would be important for the Local Plan to describe how heritage assets will be conserved and used to improve the quality of life in the district. Also the plan could make reference to the process of a Conservation Area Appraisal so that the composition, significance, vulnerabilities and opportunities offered by the District's Conservation Areas can be properly addressed. KCC states that the potential of heritage in public health is underestimated and more needs to be done to properly measure and evaluate the health outcomes from activities such as heritage-led activities that contribute to improved public health by reducing social exclusion and increasing opportunities for community engagement. KCC are supportive of Sevenoaks' economic development approach and emphasise the importance of incorporating opportunities for smaller businesses, especially start-up units. It is recommended that Sevenoaks have a specific policy regarding the promotion of Fibre to the Premises (FTTP) to maximise the availability of high speed broadband services across the district. KCC stated that there are large variations between areas within the district regarding educational needs and further discussions will be had with Sevenoaks regarding education provision. KCC emphasise the importance of the Infrastructure Delivery Plan (IDP) and a mechanism for reviewing the IDP to respond to various changes that may take place over the plan period. Also a strategy for how that infrastructure is to be funded is essential to ensure the IDP is not simply aspirational but truly deliverable. They propose that a funding strategy which utilises s106 and CIL can be agreed as part of the Local Plan to ensure the infrastructure can be funded and the impact of planned housing on the local infrastructure can be adequately mitigated. KCC requests that any designs include smooth roads and pavements to reduce the number of trips and falls for older

## Agenda Item 8

people, people with mobility issues and wheelchair users, and is considered that appropriate levels of seating areas are provided. They support the approach to flooding in the plan and recommend that additional consideration is had in regards to drainage design. KCC reiterate in their comments that they will work closely with Sevenoaks to ensure that the infrastructure is provided where needed.

### Health Bodies

#### **West Kent CCG**

West Kent CCG made comments in response to the Issues and Options consultation. The CCG notes that the District has issues with an ageing population, and associated conditions such as dementia. It also notes that the District has limited health/medical infrastructure with a number of general practices and a minor injuries unit. While the CCG is concerned that the increase in the population will impact existing medical practices, they have also set out criteria for future investment in their medical practices. The West Kent CCG Local Care Plan states that investment in general practices will be considered and prioritised according to:

- Where there is a identified population need for existing practices; or
- Where a merger of practices or a population growth would support a list of 8,000 patients for a new practice

The CCG recognises that the housing need figure is high for the District, noting that there must be a mixture of the type of housing to accommodate the needs of the population, as well as extra care and specialist dementia housing. The CCG also recommends that the Local Plan looks at providing nursing/residential care home spaces as this will have a significant impact on medical service provision in the District. Reference is also made to the development at Fort Halstead, as this development is considered to significantly impact the level of service at the Otford Medical Practice.

The CCG noted the concepts which have been outlined as potential “exceptional circumstances” cases, including the Northern Sevenoaks Masterplan, Westerham and Edenbridge. The CCG welcomes these approaches, as they aim to address development proactively and identifying the infrastructure requirements. Particular emphasis was placed on their plans to deliver a new medical facility in Edenbridge and outlined that the proposal from their own consultation received significant support.

The CCG has stated that it will continue to work with SDC and others, to ensure that medical and health facilities are delivered in the District as part of the Local Plan 2015-2035.

#### **Dartford, Gravesham & Swanley CCG**

Dartford, Gravesham and Swanley (DGS) CCG made comments in response to the Issues and Options consultation. The CCG has concerns with the pressure being put on their existing general practices. The CCG’s own population projections up to

2039 see a significant rise in area's population, in particular the older persons demographic. The main focus for the CCG is the medical provision that is available in Swanley. They note that the two current surgeries (The Cedars and The Oaks) are near to capacity, looking after 20,500 patients between them. The CCG recognises that Swanley has been considered as a growth area by the SDC's Master Vision and the latest U&I planning application for Swanley Town Centre, noting that to accommodate any additional growth, the health services provided in the area need to be improved and remodelled.

The CCG proposes a "health and well-being hub" within Swanley to help provide better primary care, social and mental health care to the communities, while allowing greater capacity and flexibility to meet the future demands of the growing population. This concept will also link with local hospitals (i.e. St Marys Hospital and the Darent Valley Hospital) building capacity to focus on specialist medical interventions.

Like the West Kent CCG, DGS CCG is committed to continue working with SDC and other partners to ensure that medical and health facilities are delivered in the District as part of the Local Plan 2015-2035.

### **NHS Property Services**

NHS Property Services (NHSPS) made comments in response to the Issues and Options consultation, mainly focusing on two sites; the Edenbridge & District War Memorial Hospital, Edenbridge and the Sevenoaks Hospital, Sevenoaks.

#### *Sevenoaks Hospital, Hospital Road, Sevenoaks*

NHSPS has confirmed that the site is under their ownership and is currently supporting West Kent CCG in reviewing how health services are delivered within the Sevenoaks area. Like the CCGs, NHSPS recognises the rise in population across the new Plan period (up to 2035), and the particular pressures that this might put on existing medical/health facilities. NHSPS also commented on the projected growth of the elderly population, which will require the need for specialist housing as the demographic needs change.

NHSPS states that all organisations involved in commissioning healthcare, are looking to make more effective use of the health estate and support strategies to reconfigure healthcare services, improve the quality of care and ensure that the estate is managed sustainably and effectively.

NHSPS confirmed that a property can only be released for disposal or alternative use by NHSPS once Commissioners have confirmed that it is no longer required for the delivery of NHS services. Therefore, should any part of the subject site be declared as surplus to the operational healthcare requirements of the NHS in the future (decision expected within 5 years), then the site should be considered suitable and available for alternative uses including a range of residential accommodation, depending on the needs of the local community which may include provision for the elderly.

## Agenda Item 8

### Edenbridge & District War Memorial Hospital, Edenbridge

NHSPS has confirmed that the site is under their ownership and is currently supporting West Kent CCG in reviewing how health services are delivered within the Sevenoaks area. Like the CCGs, NHSPS recognises the rise in population across the new Plan period (up to 2035), and the particular pressures that this might put on existing medical/health facilities. NHSPS also commented on the projected growth of the elderly population, which will require the need for specialist housing as the demographic needs change.

NHSPS is working closely with NHS West Kent Clinical Commissioning Group (CCG), Kent Community NHS Foundation Trust and local GP's (**Edenbridge Medical Practice**) to develop a strategy for the future delivery of health services in this area, which would involve the release of certain NHSPS landholdings which are no longer required for the delivery of health services.

While a site has not been selected for a new facility in Edenbridge at present, NHSPS has confirmed that extensive consultation has been undertaken regarding the future of the existing facility. NHSPS confirmed that should the Edenbridge War Memorial Hospital be declared as surplus to the operational healthcare requirements of the NHS by health commissioners in the future (expected within 2 years), then the site could present an excellent opportunity for a modest, residential redevelopment and/or the provision of care home uses.

### Statutory Bodies

#### **Historic England**

Historic England recognised that the Local Plan Issues and Options consultation is the first stage of Local Plan preparation and, as such, difficult to comment on very high-level issues. Historic England notes that it will comment on more specific matters as the Local Plan progresses, detailing draft policies and draft allocations. While the response to the consultation was general, Historic England highlighted a number of policy themes that should be accounted for when considering the historic environment. This also includes any future development management policies, neighbourhood and parish plans, as well as Village Design Statements. These included (but aren't limited to):

- The role of the historic environment supporting the local urban/rural economy and tourism;
- The delivery of transport and infrastructure, while conserving the historic environment and conservation areas; and
- The reuse of historic buildings to assist with the delivery of housing, or the integration of new development within historic areas.

#### **Environment Agency**

The Environment Agency responded to the consultation focusing on three main areas:

1. *Flood Risk (Technical Question T40)*

The Environment Agency supports the inclusion of a Flood Risk Policy within the Local Plan, as well as the consideration flood risk within the proposed Design Supplementary Planning Document. However, the use of both policies should not set precedence to building within the flood plain. The Environment Agency suggests that any further local policy or guidance should supplement national policy and focus on minimising the risk of internal flooding in high risk areas. The Agency also suggests that financial contributions should be sought to mitigate flood risks within developments. The Agency noted that it would welcome further talks with the Squerneys Estate and SDC with regards to any future development in Westerham.

2. *Groundwater and Contaminated Land*

While recognising that the Council's preferred strategy is to use brownfield land, the Agency urges SDC to ensure the necessary and adequate remediation works are taken into account, as well as ensuring that sustainable drainage measures are also addressed.

3. *Fisheries, Biodiversity and Geomorphology*

The Environment Agency strongly suggests that SDC should prepare a full District-wide appraisal of the biodiversity value before allocating sites within the Local Plan. This should also account for any gains that could be achieved through the design of development.

## Natural England

Natural England raised a number of comments with regards to the potential impact on European sites, specifically the Ashdown Forest as a cross boundary issue with regards to air pollution and recreational pressures. Natural England recognises and agrees with the conclusions drawn for the HRA, which states that while the Ashdown Forest lies to the south the District, the number of journeys to and from this European designation would be minimal. Nevertheless, Natural England recommends that the Council look at modelling any potential air quality and transport impacts on the Ashdown Forest.

Further comments were made on specific placemaking areas, highlighting important natural features that should be accounted for within the emerging Local Plan. These include:

- **Upper Darent Corridor** - Westerham Woods (Site of Specific Scientific Interest (SSSI))
- **North East** - Partial Kent Downs Area of Outstanding Natural Beauty (AONB)
- **Sevenoaks Urban Area & Surrounds** - Hubbard's Hill SSSI, partial Sevenoaks Gravel Pits SSSI and Knole Park SSSI.
- **North West (Swanley & Surrounds)** - Partial Kent Downs Area of Outstanding Natural Beauty (AONB)

## Highways England

## Agenda Item 8

Highways England noted that while the Local Plan is at an early stage of development, they would be concerned with any proposals that have the potential to impact the A21, M25, M26 and M20. As there are currently no firm proposals or draft allocations to comment on at this stage, Highways England have confirmed that they are committed to working with SDC throughout the Local Plan process through the Duty to Co-operate. They also confirmed that they levy developer contributions to fund infrastructure improvements through S278 Agreements as opposed to S106 agreements or the Community Infrastructure Levy.

### **Education and Skills Funding Agency**

The Education and Skills Funding Agency (ESFA) is supportive of the vision and objectives relating to developing infrastructure to support the current needs of residents and the future growth of the District. ESFA notes that the District has a lack of secondary schools and notes the cross-boundary issues of secondary education with neighbouring authorities. It supports SDC's commitment to working with KCC and has asked that we continue to consult with the ESFA as the Local Plan progresses. Despite no draft allocations coming forward in the Issues and Options consultation, the ESFA notes the potential support for a secondary school in Edenbridge. ESFA has also urged SDC to consider the safeguarding/ allocation of land for schools where appropriate and where a need is identified. A number of examples of policies across the country were given, which SDC could look at when developing its own policies for the Local Plan. The ESFA is equally supportive of the need to maintain an up-to-date Infrastructure Plan and welcomes the opportunity to part of its preparation.

## **Appendix 4 - Summary of Technical Responses (by Objective)**

### **Objective 1 - Promote housing choice for all**

The main commentary focused on our preferred strategic option for housing delivery - namely increased density in existing settlements, sustainable brownfield land in the Green Belt and greenfield Green Belt land where there is a convincing exceptional circumstances case. There was general support for this approach with a number of caveats.

- There was some concern expressed that higher density development could lead to inappropriate high-rise development
- In relation to brownfield land, many respondents encouraged the use of previously developed land. Others noted that some of this land may be in remote locations and that developing green field land adjacent to settlements may provide a more sustainable pattern of development, when compared to some brownfield sites.
- There was some discussion regarding whether the wider definition of brownfield (to include any previously developed land) was appropriate or whether the exclusions set out in the NPPF (such as agricultural buildings and mineral workings) should apply.
- In relation to the potential exceptional circumstances cases, there was some concern that there is not currently sufficient information available on the different schemes in order to form a judgement
- Some respondents, predominantly developers, objected that the Plan does not currently meet full housing needs, and that other options (transport hubs, garden villages, Fort Halstead etc) should be fully explored

In relation to affordable housing, there was strong support for a continuation of our existing affordable housing policy (of up to 40%), a small sites policy to seek contributions on sites of 10 homes and under and new innovative types of affordable housing.

### **Objective 2 - Promote well designed, safe places and safeguard and enhance the District's distinctive high quality natural and built environments**

General support from stakeholders regarding development of local policy that seeks to enhance the natural and built environment. This ranged from support for local Green Belt guidance, inclusion of biodiversity enhancement and green infrastructure linkages in schemes and development of a Design SPD and Design Panel, whereby an independent panel of experts would review proposed designs to encourage higher quality design in larger and more sensitive developments. Others (primarily developers) highlighted that there needs to be an awareness of viability in relation to these objectives and that there should be flexibility in relation to requirements on smaller sites.

### **Objective 3 - Support a vibrant local economy both urban and rural**

The majority of respondents agreed that the Local Plan should continue to protect local employment sites and should include a 'redevelopment hierarchy' which ensures opportunities for non-residential uses are fully considered before residential schemes, for any proposed redevelopment. In relation to increasing the length of change-of-use marketing required for non-allocated employment sites from 6 to 12 months, there was a mixed response, where some agreed that a longer period of marketing may help retain existing sites, others stated that 6 months marketing is sufficient, whilst others stated that sites in residential areas should be excluded from the marketing requirements. In terms of future employment land needs, the majority of respondents agreed that land should be allocated including through mixed use developments and on brownfield land adjacent to settlements. Kent County Council said that new economic development should be around existing economic hubs. In terms of protection of existing and future office provision (from conversion to residential under permitted development rights), the majority of respondents agreed with the use of Article 4 directions (to remove permitted development rights).

### **Objective 4 - Support lively communities with well performing town and village centres which provide a range of services, facilities and infrastructure**

The majority of respondents agreed that the Local Plan should continue to allocate town centre uses within the District's existing town and village centres, whilst looking to allocate both food and non-food retail floor-space in the District's most sustainable settlements. There was also support for protecting existing town centre uses by the Council asking for more information on a unit's viability and whether all alternative uses were considered before a residential use is considered. A proposal to set a local retail impact assessment threshold of 500m<sup>2</sup> was met with mixed opinion, with some respondents suggesting that the threshold is too low and would be cumbersome for the local planning process. Respondents also suggested that the retail impact assessment, if introduced, should be confined to "main town centre uses". Likewise with Objective 3, there was support from respondents on using Article 4 Directions on town centre uses, where appropriate. Some respondents went further, suggesting that community uses should also be included.

Respondents also support the Council's approach to engage and work with infrastructure providers and partners, to ensure that the infrastructure requirements of the District are met. Some respondents considered that infrastructure should be delivered *before* development takes place, while others said that infrastructure provision should be given greater emphasis during the local plan-making and decision making process. Specific issues were raised regarding traffic congestion, the lack of connectivity with high-speed broadband (especially in rural areas), and current pressure on existing schools and medical practices. Additional comments were also made on how infrastructure should be funded through the S106 agreement or Community Infrastructure Levy process, with some respondents noting that the Infrastructure Delivery Plan will set out the Council's priorities.

### **Objective 5 - Promote healthy living opportunities**

The majority of respondents were supportive that the Local Plan should account for promoting healthier living opportunities. Respondents, including Kent County Council, indicated support for more sustainable transport measures to facilitate healthier living opportunities, whether that be through Travel Plans for individual planning applications or a new Integrated Transport Strategy for the District. Some respondents expressed their support for greater active travel (i.e. walking and cycling) opportunities but expressed that these initiatives should be delivered close to existing services and facilities for short journeys. Many respondents expressed concerns on the over-reliance on private vehicles, leading to traffic congestion, increase in parking issues and increasing issues with air quality. Kent County Council expressed support with the Council's approach for creating healthier communities, while noting that any strategy developed will have to accord with their own strategies and objectives (i.e. Local Transport Plan 4).

In terms of leisure and open space, respondents were supportive, with a number suggesting that where new leisure facilities are required, they should be provided for by the developer (for larger sites) or a financial contribution should be required (mainly on smaller sites). It was also suggested that there should be a mix of equipment which can meet all age groups and needs.

### **Objective 6 - Promote greener future**

There was general support from respondents that the Local Plan should include policy covering flood risk, with a Design Supplementary Planning Document (SPD) outlining local flooding, drainage and SuDs guidance, and covering how development can reduce flood risk and the impact of flooding on development. Some respondents mentioned that this SPD should detail how existing houses can reduce flooding in addition to future development; more specifically how houses can reduce both the rate of surface water run-off and fluvial flooding. Including measures in the Local Plan to ensure that new developments can mitigate and adapt to climate change was supported by all respondents.

### **Place-making areas**

The consensus across all six place-making areas is that the main priority issues are identified in the document; however, some additional issues have been noted by respondents. It was frequently mentioned that the need to protect local services should be identified as a priority across the whole district, with respondents particularly wanting improved broadband connectivity to enable small businesses in more rural locations. The responses indicated a need to acknowledge the impact of the expansion of Bluewater and the development of Ebbsfleet to the north of the district. Sustainable brownfield development across the district is generally supported; however, residential development of brownfield sites that is unrelated to existing settlement boundaries may fail to conserve or enhance the AONB.

The key issues for each place-making area are as follows:

## Agenda Item 8

| Place-making area                  | Key Issues  |
|------------------------------------|---|
| Upper Darent Corridor              | Respondents highlighted a need to encourage small businesses to support the rural economy. Many of the responses focused on ‘Which Way Westerham’ with concerns regarding the scale of the development and impact on the AONB.  |
| Darent Valley                      | The respondents supported the priority issues as outlined in the document, however urged for the protection of local services to maintain and grow a strong rural economy.  |
| North East                         | General support for the regeneration of New Ash Green shopping centre. A few respondents suggested that any leisure activities associated with Brands Hatch should be protected. Some concerns surrounding the housing numbers suggested for West Kingsdown due to its perceived isolated location. |
| Sevenoaks Urban Area and Surrounds | The priority issues were mainly supported; however, concerns surrounding new development encroaching on the Green Belt and AONB were raised. The responses indicate that maintaining the separation between settlements should be a key priority issue for this area.                               |
| South Area                         | There is general support for the identified priority issues. There are some concerns around releasing Green Belt but recognition that some flexibility may be needed where the Green Belt washes over most of the south area.   |
| North-West                         | Some concerns relating to the potential intensification of Fort Halstead - impact on nearby villages / AONB. Some concern over the regeneration of Swanley town centre.   |

**Planning Advisory Committee Work Plan 2017/18 (as at 31/10/17)**

| 23 November 2017   | 16 January 2018          | 1 March 2018             | Summer 2018 |
|--|--------------------------|--------------------------|-------------|
| <p>CIL Governance - Update</p> <p>Local Plan Update and consultation response</p> <p>Budget: Review of Service Dashboards and Service Change Impact Assessments (SCIAs)</p> <p>Pre application charging</p> <p>Local Plan Update</p> <p>Conservation Team work programme</p> | <p>Local Plan Update</p> | <p>Local Plan Update</p> |             |

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