

12 December 2023 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Published: 04.12.23



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Development & Conservation Advisory Committee

Membership:

Chairman, Cllr. Williams; Vice-Chairman, Cllr. Reay

Cllrs. Barker, Barnett, Camp, P. Darrington, Malone, Purves, Reay, Roy, Varley,
Waterton, White and Williams

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. Minutes To agree the minutes of the meeting of the Advisory Committee held on 31 October 2023, as a correct record.	(Pages 1 - 6)	
2. Declarations of interest Any interests not already registered.		
3. Actions from previous meeting (if any)		
4. Update from Portfolio Holder		
5. Referral from Cabinet or the Audit Committee (if any)		
6. Local Plan Update	(Pages 7 - 10)	Hannah Gooden Tel: 01732 227178
7. Swanley Neighbourhood Plan	(Pages 11 - 32)	Vivienne Riddle Tel: 01732 227375
8. Infrastructure Funding Statement - Priorities	(Pages 33 - 118)	Carlyn Kan Tel: 01732 227264

9. **Building Control Update** (Pages 119 - 122) Duncan White
Tel: 01732227114
10. **Work plan** (Pages 123 - 124)

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.

Development & Conservation Advisory Committee

Minutes of the meeting held on 31 October 2023 commencing at 7.00 pm

Present: Cllr. Williams (Chairman)

Cllr. Reay (Vice Chairman)

Cllrs. Barnett, Camp, P. Darrington, Malone, Purves, Reay, Roy, Varley, Waterton, White and Williams

Apologies for absence were received from Cllrs. Barker

Cllrs. Baker, Edwards-Winsor, Maskell, McArthur, and Robinson were also present.

Cllrs. Clack, Gustard, and Manston were also present via a virtual media platform which does not constitute attendance as recognised by the Local Government Act 1972.

13. Minutes

Resolved: That the minutes of the meeting held 11 July 2023 be approved, and signed by the Chairman as a correct record.

14. Declarations of interest

Councillor Varley declared for Minute 19 – Local Plan Regulation 18 Consultation that he had formerly been a member of the Redlands Resident Association, and the Management Committee of the Brittain's Lane Association, but that was no longer a member of either association and that he remained open minded.

15. Actions from previous meeting

There were none.

16. Update from Portfolio Holder

The Portfolio Holder gave an update on the services within their portfolio. The Development Management team remained busy, with no decline in the number of applications processed compared with previous years. 100% of major applications, and 97% of other applications had been determined within target deadlines. This placed the team in the top quartile of equivalent teams nationally. The teams were now fully staffed.

The Planning Enforcement team had appointed a new Planning Enforcement Manager, and hired a new Planning Enforcement Officer. Almost 70% of planning

Agenda Item 1 Development & Conservation Advisory Committee - 31 October 2023

appeals were dismissed, and feedback from successful appeals was fed back to Members.

Building Control maintained a market share of around 70%. The team were preparing for the new Building Safety Act, to ensure they were able to respond to new responsibilities resulting from it.

The Local Plan remained on course, within the timeline set out in the Local Development Scheme. The Strategic Planning Team were thanked for their hard work in preparing the second Regulation 18 Consultation. The Sustainability Appraisal would be made available in advance of the consultation.

17. Referral from Cabinet or the Audit Committee

There were none.

18. Budget 2024/25: Review of Service Dashboards and Service Change Impact Assessments (SCIAs)

The Head of Finance presented the report which set out updates to the 2024/25 budget process within the existing framework of the 10-year budget and savings plan.

Some changes had been made to future assumptions and they would be continued to be reviewed during the budget process. The key cost driver continued to be inflation, with pressure coming through on service demand, the pay award and the cost of goods and services. The items listed in Appendix E reported a current annual budget gap of £1.368m. Members were advised that they were likely to have to make more difficult decisions during the 2024/25 budget setting process than they had had to make for many years.

Informed by the latest information from Government and discussions from Cabinet, it was proposed that the Council once again set a balanced 10-year budget and continued to aim to be financially self-sufficient with no direct funding from Government through additional Revenue Support Grant or New Homes Bonus.

The report presented savings that had been identified which needed to be considered, and requested further suggestions from the Advisory Committee, before finalising the budget for 2024/25.

The Committee considered the proposal as set out in Appendices G and H.

Members gave further consideration to additional suggestions for savings, which included lobbying central government to allow the Council to levy cost recovery fines in Planning Enforcement cases, and to review the provision of non-fee paying Building Control services. The Chief Officer for Planning & Regulatory Services advised that lobbying in this regard was ongoing, including in the recent government Fee Consultation. He further explained that many non-fee earning services were

essential, but that this option would be investigated, to see if they could be minimised without negatively impacting the quality of service provided.

Public Sector Equality Duty

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

Resolved:

- (a) That it be recommended to Cabinet that the savings proposal (SCIA 1) identified in Appendices G & H to the report applicable to this Advisory Committee, be considered.
- (b) That no further income or growth proposals were identified.

19. Local Plan Regulation 18 Consultation

The Planning Policy Team Leader presented the report, which set out the proposed Regulation 18 Part 2 Consultation for the Local Plan 2040. The consultation would run from 23 November 2023 to 11 January 2024, and would concern sites across the district, including the potential contributions of sites in the Green Belt. The Local Plan would help guide what could be built, and where, until 2040, and would address the district's housing and infrastructure needs in a coordinated manner.

The Officer gave an overview of the Local Plan's development. The first Regulation 18 consultation, held last year, focused on sites in existing settlements, to optimise density in sustainable locations. The consultation offered three density scenarios - Low, Medium, and High density - of which Medium Density was the most popular in the feedback received. This option did not meet the total housing need for the district, which was for 712 homes per year, 5.7 hectares of employment land, 43 Gypsy & Traveller Sites, and to maintain existing retail provision in high streets. Thus, additional development sites would need to be considered outside existing settlements.

The officer outlined the evidence base for the Plan. This included the Stage 2 Green Belt Assessment, which identified weakly performing Green Belt land on the edge of higher tier settlements in the district. The land was assessed against the purposes of the Green Belt as set out in the National Planning Policy Framework (NPPF). The exceptional circumstances for amending the Green Belt in these areas were a combination of the acute housing need, particularly for affordable housing, the identification of available, sustainable, sites, and that the Green Belt land in question was weakly performing. Other elements of the evidence base were progressing in line with the Local Plan timetable.

The Consultation would cover three development scenarios, which would approximately meet the housing need, would meet the housing need, and would exceed the housing need respectively. All three options included a baseline consisting of the urban sites that were the subject of the first consultation, and Green Belt sites. The first option comprised of the baseline, and multiple smaller and medium sites that

Agenda Item 1 Development & Conservation Advisory Committee - 31 October 2023

were in both the Green Belt and Areas of Outstanding Natural Beauty (AONB). The second option consisted of the baseline, and a standalone settlement at Pedham Place. The third option was a combination of the other two options. It was noted that an over delivery of houses would likely not occur, as it was expected that some sites would not be brought forward for development. The site at Pedham Place was considered for a range of possible uses, including as a standalone settlement with 2500 housing units and associated infrastructure, including a secondary school. Another option was as part of a wider mixed-use development which would provide a multipurpose stadium complex, hotel, and training facilities for Wasps RFC.

The Senior Planning Officer outlined the consultation strategy. The consultation period was longer than the 6-week statutory requirement to account for the consultation taking place over Christmas. The consultation would be run online, via the consultation portal, and written responses would also be accepted. It would be publicised online through the Council's website and social media and through physical posters and summary leaflets. Hard copies of the consultation document, summary leaflets, and paper response forms would be available at all libraries and parish councils across the district. Members would receive materials to help promote the consultation, and pop-up sessions would be held in Sevenoaks, Swanley, Edenbridge, Westerham, and West Kingsdown. There were additional plans to target demographic groups that were harder to reach through traditional consultation methods, including young people, commuters, and gypsy and traveller communities. These included targeted consultation activities at secondary schools, additional displays at key train stations, and specific handouts for the gypsy and traveller communities. Conversations with key stakeholders and neighbouring authorities regarding the duty to cooperate would also continue during the consultation.

In response to questions, the officers advised that the very special circumstances required for development in the Green Belt to be considered appropriate in the development management process were different to the exceptional circumstances required for Green Belt land to be released, through the Local Plan. The former addressed the suitability of a development within the Green Belt, and the other considered redrawing the Green Belt boundary. All Gypsy and Traveller Sites went through the Strategic Housing and Economic Land Availability Assessment process, which evaluates the suitability, sustainability, and deliverability of the site. These assessments would be published and available alongside the consultation.

Members were advised that the normal rate of housing construction had been factored into the housing supply through the windfall and small sites allocation, which was an average of the number of units built in the past 9 years. Very few sites in rural villages were brought forward in the call for sites, but this did not preclude housing developments there through the development management process. Sites that were already allocated through other plans, such as Bevan Place through the Allocations & Development Management Plan, were carried forward into the Local Plan, and would be subject to the proposed consultation.

The officers outlined the development process for the Infrastructure Delivery Plan and for infrastructure provider engagement. Infrastructure providers set out their requirements for each site, which would allow the Council to ensure that development proposals met the strategic infrastructure needs of the area. Providers for all areas of infrastructure, including transport, health, education, and utilities, were approached.

Members discussed the issue of affordable housing provision within the district. The officers explained that Policy H2 'Provision of Affordable Housing' within the Plan would apply to all sites that reached the allocation stage, through the planning process. Development briefs would be created for all sites, which would set out policy priorities on a site-by-site basis – nearly all of which would include affordable housing provision. These briefs would also identify which sites were suitable for specialist housing, including for the elderly. Greenfield Green Belt-release sites were typically more able to provide affordable housing, due to the uplift in land value associated with the release, and the absence of costs and abnormalities associated with redeveloping brownfield sites. All viability assessments for affordable housing were externally assessed.

Members noted that the current Community Infrastructure Levy (CIL) arrangements would be reviewed closer to the adoption of the Local Plan. Section 106 agreements for major developments would allow for infrastructure to be delivered faster, and in a more site-specific manner, than through CIL. The infrastructure priorities for each site would be established through the proposed consultation.

In response to questions, the officers further outlined the Stage 2 Green Belt Assessment. Some sites were inaccessible to in-person visits, so were assessed through a combination of site visits and aerial photography. The Assessment solely evaluated land from the perspective of Green Belt purposes, and thus did not include analysis of other constraints on sites such as being in an AONB. This analysis was conducted on both an individual site basis, and the performance of the land in conjunction with neighbouring Green Belt land. This analysis found some sites that could only be released alongside other areas to not affect the wider Green Belt.

Members were advised that Neighbourhood Plans were of equivalent weighting to the Local Plan and that neighbourhood plans need to be in general conformity with the adopted Local Plan. Developments within a parish that has a made Neighbourhood Plan would be subject to the policies within both that Plan and the Local Plan.

Members discussed Option 1 of the consultation, which would approximately meet the housing need. Officers explained that design work was ongoing to improve the capacities of sites within that option, to optimise density. The option did have the potential to meet the housing need of the district, but sites would require reassessment as part of the consultation. They further discussed the Pedham Place site from Options 2 and 3. There were a range of possible uses for the site, and public feedback from the consultation would inform which developments came forward.

Agenda Item 1
Development & Conservation Advisory Committee - 31 October 2023

The council were not partners in the development, which was a private enterprise, and did not own the land associated with the development, meaning there was no financial risk associated.

Officers outlined the approach to design management within the Local Plan, in response to questions. The strategic policies for design were set out within the Plan, and provision was made for a Design Review Panel to assess and help shape the designs of proposed developments. The site-specific development briefs would further feed into this process. Work was also ongoing on the creation of a Design Code for the district, including 3-D modelling work to allow for greater public engagement with the designs of developments.

Public Sector Equality Duty

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

Resolved: That

- A) The report be noted; and that
- B) It be recommended to Cabinet that Cabinet:
 - a) Approves the content of the 'Plan 2040 Regulation 18 Part 2' at Appendix 2 for public consultation purposes;
 - b) Agrees the presentation and formatting style, of the consultation document, as reflected in the indicative formatted chapter at Appendix 4, and;
 - c) Delegates authority to the Chief Officer – Planning and Regulatory Services and the Development and Conservation Portfolio Holder, to approve the final formatting and presentation of the Regulation 18 (Part 2) Consultation Draft Local Plan and any minor pre-consultation text changes.

20. Work plan

The Work Plan was noted with the following addition:

12 December 2023

- Local Plan Update

THE MEETING WAS CONCLUDED AT 8:35PM

CHAIRMAN

LOCAL PLAN UPDATE

Development and Conservation Advisory Committee – 12 December 2023

Report of: Deputy Chief Executive, Chief Officer - Planning & Regulatory Services

Status: For Information

Key Decision: No

Executive Summary: This report provides an update on the Local Plan Regulation 18 consultation

This report supports the Key Aim of:

Protecting the Green Belt

Supporting and developing the local economy

Supporting the wellbeing of residents, businesses and visitors

Ensuring that Sevenoaks remains a great place to live, work and visit

Portfolio Holder: Cllr. Reay

Contact Officer: Hannah Gooden, Ext. 7178

Recommendation to Development and Conservation Advisory Committee:

That the report be noted.

Reason for recommendation: To provide an update on Local Plan activity.

Introduction and Background

- 1 This report provides a short update on the current consultation on Plan 2040 – a new Local Plan for Sevenoaks District. This is known as a Regulation 18 (Part 2) consultation.
- 2 The consultation launched on 23 November and runs until 11 January 2024. This consultation period has been extended to seven weeks to reflect that it includes the Christmas holiday period.

Agenda Item 6

Consultation materials

- 3 All consultation materials, including a video, short summary leaflet, FAQs, full Local Plan document, consultation survey and interactive map are available on our dedicated website: <https://www.sevenoaks.gov.uk/plan2040>
- 4 Hard copies of the Plan were distributed to all Councillors and copies were sent to all town/parish councils and libraries across the District. Email notice was also sent to the Local Plan mailing list (approx. 2000 individuals), including all the above groups, statutory consultees and those who have registered interest. An article has been included within the latest version of InShape, the Council's magazine, and there have been a number of news articles in the Sevenoaks Chronicle, Kent Messenger and on BBC Radio Kent.
- 5 The consultation is also being promoted by social media posts, press releases, public notices, email footers, posters and postcards with QR codes. In relation to hard-to-reach groups (young people, commuters and gypsies and travellers, as identified in our Statement of Community Engagement), specific engagement activities and materials have been organised, including a student consultation event, station advertisement and a gypsy and traveller policy summary leaflet.

Meetings and Events

- 6 We are running 'Pop-up' sessions at the following locations where local people can find out more and comment on Plan 2040:
 - Monday 4 December 2023, 4.30pm to 7.30pm at Sevenoaks District Council's offices, Argyle Road, Sevenoaks, TN13 1HG
 - Wednesday 6 December 2023, 4.30pm to 7.30pm at the Eden Centre, Four Elms Road, Edenbridge, TN8 6BY
 - Monday 11 December 2023, 4.30pm to 7.30pm at White Oak Leisure Centre, Hilda May Avenue, Swanley, BR8 7BT
 - Tuesday 12 December 2023, 4.30pm to 7.30pm at the Village Hall, London Road, West Kingsdown, TN15 6BZ
 - Wednesday 13 December 2023, 4.30pm to 7.30pm at the John Fryth Room, St. Mary the Virgin Church, The Green, Westerham, TN16 1AS
 - Thursday 4 January 2024, 4.30pm to 7.30pm at Farningham Village Hall, High Street, Farningham, DA4 0DH
 - Tuesday 9 January 2024, 4.30pm to 7.30pm at Sevenoaks Leisure Centre, Buckhurst Lane, Sevenoaks, TN13 1LW
- 7 A verbal update on these events will be provided at committee, as they had not commenced at the time of writing.
- 8 Consultation sessions have also taken place with the Town and Parish Council Forum (18 October) and the Local Strategic Partnership (29 November).
- 9 Duty to co-operate meeting have taken place with officers from our 8 adjoining authorities and member-level briefings are being scheduled during the consultation period.

Next Steps

- 10 Once the consultation closes in January, we will fully consider all the responses received and bring an update back to the next DCAC in March 2024. Our Local Development Scheme (LDS, July 2022) outlines the timetable and the next steps for the Local Plan:
 - Reg.19 (Plan publication) – spring/summer 2024
 - Reg.22 (Submission) – summer/autumn 2024
- 11 There may need to be some flexibility or agility in this programme to reflect national planning reforms, as a new National Planning Policy Framework (NPPF) is understood to be imminent.
- 12 However, it is important to progress the Local Plan, to address development needs (e.g. for housing, affordable housing, older persons accommodation, strategic infrastructure for education and health). This plan will also allow the Council to be able to co-ordinate future development and shape the future of the District (and resist speculative, un-coordinated development proposals as seen recently at appeal). We also now have an up-to-date evidence base.
- 13 Swanley Neighbourhood Plan has been submitted for examination and referendum and will be considered by a separate report to DCAC.

Other options Considered and/or rejected

- 14 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. The Council would also be exposed to speculative, un-coordinated development proposals, and would not be able to shape the future development of the District.

Conclusion

- 15 This report provides an overview of Local Plan consultation activity, for information.

Agenda Item 6

Key Implications

Financial

The 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 the Local Plan are set out in the Local Development Scheme.

Equality Assessment

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

An Equality Impact Assessment (EQIA) has been prepared alongside the Local Plan.

Net Zero Implications

Members are reminded of the Council's stated ambition to be Net Zero with regards to carbon emissions by 2030. The decisions recommended in this paper directly impact on this ambition. The impact has been reviewed and there will be a decrease on carbon emissions produced in the district as a result of this decision. The adoption of the Local Plan, which include policies in relation to climate change and the environment, is likely to have a positive impact to help decrease carbon emissions in the district, and support the resilience of the natural environment.

Appendices

None.

Background Papers

All consultation documents and supporting evidence are available on the dedicated webpage: <https://www.sevenoaks.gov.uk/plan2040>

Richard Morris

Deputy Chief Executive and Chief Officer – Planning & Regulatory Services

SWANLEY NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION

Development and Conservation Advisory Committee – 12 December 2023

Report of: Deputy Chief Executive, Chief Officer for Planning and Regulatory Services

Status: For Consideration

Also considered by:

- Cabinet – 14 December 2023

Key Decision: No

Portfolio Holder: Cllr. Simon Reay

Contact Officer: Vivienne Riddle, Ext. 7357

Recommendation to Development and Conservation Advisory Committee:

- (a) To note the Swanley Neighbourhood Plan Regulation 16 consultation and to consider SDC's proposed representation.

Reason for recommendation: To provide members with an overview of the Swanley Neighbourhood Plan and to enable them to consider the proposed SDC representation.

Recommendation to Cabinet: That Cabinet

- a) Approves the proposed representation to the Swanley Neighbourhood Plan.
- b) Delegates authority to the Development and Conservation Portfolio Holder to agree the final representation, including any amendments raised through DCAC, Cabinet and/or by officers within wider organisation.

Agenda Item 7

Introduction and Background

- 1 This report sets out the background to the Swanley Neighbourhood Plan. It also provides details about the Neighbourhood Plan consultation under Regulation 16 and includes our proposed representation as a supplementary appendix. The proposed representation is for consideration by Members.
- 2 The Swanley Neighbourhood Plan originally commenced with the designation of the neighbourhood area in November 2014. The neighbourhood area comprises the whole of the parish area covered by Swanley Town Council, the qualifying body. Through their Steering Group and various working groups, they have since undertaken engagement with local residents and businesses in order to develop their Neighbourhood Plan. Furthermore, there has been ongoing contact between SDC and STC, and we have been providing advice to the Town Council, as an informal part of the plan making process.
- 3 Earlier this year they proceeded to pre-submission consultation and publicity as required under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 (as amended). The pre-submission consultation took place between 9th January 2023 and 20th February 2023. We provided an officer level response (Appendix A).
- 4 The Swanley Neighbourhood Plan has since been amended to address comments raised by us and others and as such has now been submitted. It was submitted to Sevenoaks on 2nd November 2023 by Swanley Town Council, following a vote to submit. Regulation 15 of The Neighbourhood Planning (General) Regulations 2012 (as amended) sets out what it must include. It has been checked against these and other legal requirements and it has been concluded that it meets those requirements.
- 5 As such under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 (as amended), we are required to publicise the plan proposal so as to bring it to the attention of people who live, work or carry on business in the neighbourhood area, as soon as possible after receiving the plan proposal. The consultation, which will run for 6 weeks, commenced on 30th November 2023. This means that it will overlap with the emerging Local Plan's consultation but starting one week later, whilst ending on the same date (11th January 2024)
- 6 The consultation is being hosted and run via our online consultation database, Citizenspace. We have utilised our mailing list, notifying those in Swanley who have signed up either electronically or via letter according to their stated preference. Furthermore, we have notified the relevant consultation bodies. In addition, it has been publicised through the use of a public notice, in the Sevenoaks Chronicle and through social media posts. The Town Council has also been encouraged to publicise it more widely, including via their website.
- 7 The submitted documents are available to view as part of the consultation, via our website. The evidence base is relatively extensive and similar to Plan 2040, an evidence base page has been set up. Hard copies of the Neighbourhood

Plan have also been deposited at three locations: Sevenoaks District Council offices, Swanley Town offices and at Swanley Link.

- 8 The Regulation 16 consultation provides our opportunity to formally comment on the proposed Swanley Neighbourhood Plan and as such we need to submit our representations by the deadline of 11th January 2024.
- 9 The submitted documents comprise the following:
 - a. Swanley Neighbourhood Plan 2020 – 2040 Submission Version
 - b. Swanley Village Design Guide
 - c. Basic Conditions Statement October 2023, including SEA/HRA Screening.
 - d. Consultation Statement comprising the Swanley Neighbourhood Pre Regulation Plan Consultation Statement November 2022 and the Swanley Neighbourhood Plan Post regulation 14 Consultation Statement October 2023.
 - e. Various evidence base documents
- 10 The Swanley Neighbourhood Plan 2020-2040 sets out policies for the development and use of land within Swanley Parish set around five themes/topics:
 - a. Working and Employment;
 - b. Community Health Education and Leisure;
 - c. Heritage and Conservation;
 - d. Housing, and;
 - e. Transport.
- 11 It has to be in general conformity with our current adopted Local Plan, comprising the Core Strategy 2011 and the Allocations and Development Management Plan 2015. We are only required to consider whether the Neighbourhood Plan meets the basic conditions, including its general conformity, after the Examination. However, it is noted that the Town Council recognises the relationship between the National Planning Policy Framework, Local Development Plan and Neighbourhood Plans. Furthermore, they have also sought to have regard to the emerging Local Plan 2025-2040, by referencing the first Regulation 18 consultation held between November 2022 and January 2023.
- 12 The draft representation is attached as a supplementary appendix. It includes an update on the position with respect to our emerging Local Plan, an assessment of the policies to ensure they 'do not undermine strategic policies' and consideration of whether or not it broadly conforms with the strategic aims and policies of the District's existing policy framework.

Agenda Item 7

- 13 We are seeking input from officers across the organisation but due to the timing of the consultation and of DCAC and Cabinet, it has not been possible to include that input at this point in time. As such the intention is to secure agreement from the Portfolio Holder for the final representation, incorporating any additional comments agreed at DCAC and Cabinet, as well as any officer comments arising after DCAC and Cabinet.

Next steps

- 14 Sevenoaks is managing the Regulation 16 consultation and we will be engaging an Independent Examiner, in discussion with the Town Council, during this time. Following the end of the consultation, all representations received, including our own, will be sent to the Independent Examiner. The end of the Examination will be marked by the receipt of the Examiner's final report. Upon receipt of which we will prepare a DCAC/Cabinet report recommending a course of action. The next step following that is likely to be to proceed to referendum. However, timings for this will be dependent on a number of factors, including how long the Examination takes.

Other options Considered and/or rejected

Options include not responding to the consultation however this provides our opportunity to formally raise any comments or objections we may have for consideration by the Independent Examiner.

Key Implications

Financial

Responding to the consultation on the Swanley Neighbourhood Plan 2020-2040 Submission Version has no financial implications.

Legal Implications and Risk Assessment Statement.

Responding to the consultation on the Swanley Neighbourhood Plan 2020-2040 Submission Version has no legal implications as there is no legal requirement to respond.

Equality Assessment

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

Net Zero Implications

This report relates to a consultation on a parish's (Swanley's) neighbourhood plan and to SDC's representations. Net Zero implications are highlighted where considered relevant in the draft representation.

Conclusions

This report briefly sets out the background to the Swanley Neighbourhood Plan, prior to its submission to us. Following submission, it was checked against the legal requirements and it was concluded that the plan proposal could proceed to its next stage, which is publicity under Regulation 16, which we, as the competent authority, are managing. The Regulation 16 consultation commenced on 30th November, running for 6 weeks until 11th January 2024.

This provides us with an opportunity to formally comment on the Swanley Neighbourhood Plan. Officers have drawn up a draft representation for consideration. However, given the timings of DCAC and Cabinet and the consultation, it has not been possible to include input from officers from across the organisation, at this stage. As such any amendments agreed through DCAC and Cabinet and from officers from across the organisation will be subject to the agreement of the Portfolio Holder.

Appendices

Appendix A – Our representation to the Regulation 14 consultation.

Supplementary Appendix – Our proposed representation to the Regulation 16 consultation. (To Follow)

Richard Morris

Chief Officer for Planning and Regulatory Services

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Dear Swanley Town Council,

Re: Sevenoaks District Council Response to the Swanley Neighbourhood Plan Regulation 14 Version Consultation.

Sevenoaks District Council welcomes the opportunity to comment on the Regulation 14 Version of the Swanley Neighbourhood Plan, prepared by the Neighbourhood Plan Steering Group on behalf of Swanley Town Council. Please note that this is an officer level response.

Contact between SDC and the Neighbourhood Planning Group

To date we have commented informally in March 2020 and following our meeting with Lorraine Hart in February 2022, we sent comments regarding the proposed policies.

General comments

- It is recommended that the timespan for the Neighbourhood Development Plan (NDP) is stated, either on the document cover, or as footers at the base of each page.
- It is recommended that where the NPPF is referenced the associated paragraph number is included.
- Throughout the document there are references to the emerging Local Plan 2018, including allocations, and whilst having regard to the direction of travel is important, it refers to a document which has now been withdrawn from Examination. Some consideration needs to be given about how this should be referred to and addressed throughout the document.
- At present the NDP is quite lengthy and it may benefit from being pared back. This could be achieved, in part, by not repeating the vision and associated explanatory text at the beginning of each chapter. Furthermore, whilst the policies need to be clearly justified and linked to the evidence, the detail about this evidence may be better placed in the evidence base, so supporting text just needs to the main points with signposting to where the detail can be found in the evidence base. There are also a couple of instances where the text has been repeated.

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Agenda Item 7

- It is often useful to have a full list of the policies towards the front of the document. It also helps having the policies following the associated supporting text/justification.
- There are some elements that could be re-positioned e.g. the air quality paragraph doesn't sit naturally with the rest of the text.
- Sevenoaks District Council is on occasion referred to as just Sevenoaks Council and this needs to be corrected to avoid confusion.
- It is recommended that the terminology, formatting and referencing are used consistently across the document e.g. policies are sometimes labelled as NP Policy SwC5, Policy SwDC&H2 or just setting out the reference number e.g. SWDC&H1.
- Some of the mapping doesn't follow on from the associated text and/or doesn't include a key. It may work better to either move the mapping so it follows the associated text or to put the mapping in an appendix, with clear signposting.
- Maps and diagrams etc - need to make sure that these are clearly labelled and where necessary a key is used. E.g. the map on page 3 isn't showing the key.
- It is occasionally unclear whether the document is referring to the wider Swanley parish boundary or Swanley Town.
- Documents need to be accurately referenced and/or the most up-to-date documents referred to e.g. in one instance the Green Belt Assessment is dated as 2018 rather than 2017.
- If this hasn't already been done, it is recommended that consideration is given to how these policies will be monitored.
- Terminology is on occasion confusing as it does not reflect terminology that is widely used e.g. Heritage Assets not Historic Assets.
- For future iterations and rounds of consultation, interactive mapping is recommended as we find that it can be very useful.

Introduction

Page 2 - The current wording reads as though Planning Appeals are decided by the Local Planning Authority (LPA), rather than the Planning Inspectorate (PINs).

A profile of Swanley

It would be useful to include a map showing the Swanley Parish boundary in the wider context of the district and beyond.

Page 7 - The first line could do with being re-written to highlight that Swanley is a parish within the district of Sevenoaks, which is within the county of Kent and that it includes two settlements comprising Swanley Town and Swanley Village. At present it isn't clear that there is a second settlement until the fourth paragraph.

Page 8 - It might be clearer to write that only Swanley Town has a defined Green Belt boundary, whilst the remainder of the parish, including Swanley Village, is washed over by Green Belt.

Page 9 - It is probably more accurate to state that the full extent of the Green Belt in the parish of Swanley is as shown on the map. It may also be useful at this point to clarify what else the map is showing, as it is taken from the Green Belt Assessment 2017.

Page 9 - The last paragraph could do with some re-writing, as the figure in the Core Strategy 2011 is a housing provision figure (rather than a housing need figure) identified through the South East Plan and it needs to be clearer that the emerging Local Plan dating from 2018 has now been withdrawn.

Pages 11 - 12 - It may be useful to include a map showing the respective wards and also aggregate the data.

Vision and Objectives for the Neighbourhood Plan

Objectives might benefit from their own referencing system.

Sustainable Development Strategy for Swanley

Page 17/18 - It might be useful to include the map showing the Green Belt Assessment parcels here.

Community Infrastructure

Page 20 - Some of the evidence seems to be outdated e.g. Open Space Sports and Recreation Study 2009. There is more recent evidence base associated with the emerging LP e.g. Open Space Study 2018.

Page 21 (and elsewhere) - Refers to 1,148 properties being planned but part of that figure is based on the previously emerging LP, which has now been withdrawn. It will be necessary to ensure your figures tie up with the latest version of the emerging Local Plan (Plan 2040), in order to ensure the Swanley NDP does not become quickly outdated.

Page 22 - Includes a paragraph on Air Quality (with a policy in the chapter relating to Transport) which doesn't seem logically to sit within this chapter. Also to note that a more up-to-date Air Quality Annual Status Report 2022 is available on the SDC website.

Page 23 - Reference is made to the NP Steering Group having undertaken its own survey and assessment of open spaces. It's not entirely clear but does this only look at the sites already identified and just provides additional information or has it identified additional sites and/or re-categorised existing sites?

Conservation design and heritage

Page 32 - This chapter is slightly confusing. The title suggests that it is about the historic environment and heritage assets etc. However, it then references good design and landscape character. It may just be a matter of changing/amending the title of the chapter.

Page 35 - The section titled Character of the Swanley Neighbourhood Plan Area talks a lot about the NPPF, which would sit better in the Planning Policy background section.

Agenda Item 7

Page 37 -The Swanley Character Assessment 2022 is briefly summarised in relation to 6 different areas. It may be useful to include a map showing where each of these areas are as it is not clear from the description itself.

Pages 37 and 38 - The definition for tall buildings needs some re-working as it refers to buildings up to 4-storeys, whereas presumably it should read buildings which are either 4 storeys and higher or above 4 storeys in height. As it currently reads any building between 1 and 4 storeys would be categorised as tall. The same applies to the definition of a tall building in the Town Centre.

Page 38 - Historic assets and the built environment - this repeats a paragraph from the profile and if this section is meant to be about heritage assets then perhaps these could be deleted/re-written so that the focus is entirely on Swanley Village's Conservation Area and Listed Buildings.

Page 39 - It may be useful to clarify that Swanley refers to Swanley Town when setting out the listed buildings. It may also be useful to add a line referring to Historic England's website for more information on listed buildings e.g. their Grade and for the most up-to-date list of buildings. Reference is also made to a desire to protect St. Mary the Virgin's church and the gates at the former White Oaks Hospital, amongst others. Has work been undertaken looking to identify other buildings and structures as non-designated heritage assets? Does the supporting evidence base include justification for these assets and are they mapped?

Page 42 -This talks about conserving and enhancing the heritage assets of Swanley and Swanley Village but then proceeds to talk about a design guide for Swanley Village and is slightly confusing.

Housing

Pages 46 - 48 - This needs to be updated to reflect the current situation with regards to the emerging Local Plan. In addition, the list of evidence may need updating.

Page 49 - Does some of the data need updating as it shows allocated sites with planning applications up to 2020.

Page 55 - A Targeted Review of Local Housing Needs was completed in January 2022, which is available on our website, and it is recommended that this is reviewed, and any updates incorporated.

Page 56 - Where it refers to the Annual Monitoring Report, this should be amended to refer to the Authority Monitoring Report.

Page 56-57 - The table continues to show housing allocations proposed in the emerging Local Plan 2018, which has now been withdrawn. It may need some reworking.

Economy and Employment

Page 62 - Is this referring to the Authority Monitoring Report (3rd para)?

Page 64 - The table references sites in the emerging LP. Maps should follow the associated text. Does the evidence base include information on the use of these sites at the point in time they were surveyed?

Page 66 - The pie chart and graph would benefit from having NDR written in full and providing information on what they represent e.g. labelling the axis on the graph and what each section of the pie chart represent.

Transport

Page 76 - This section should reference Kent County Council as the County Highway Authority.

Page 76 - Whilst future proofing by having regard to the emerging Local Plan (Plan 2040) is recommended, it should also set out current local plan policies relating to transport.

Page 77 - The current emerging Local Plan runs until 2040. This section may need to highlight that the SWECO work was carried out in relation to the recently withdrawn emerging local plan.

Page 77- 82 - It may be beneficial to consider the ordering of this section e.g. Transport Provision in Swanley section may benefit from being shifted ahead of the section about the Swanley Transport Study 2018. Table 1 sets out cycle parking provision but the section above (4th para, page 79) refers to it showing cycle route provision.

Page 82 - It may be worth updating this to include the data from the more recent reports.

Page 88 - Need to be clearer that this is a direct quote from One Tree Planted.

Page 91 - 92 - These repeat elements e.g. car ownership levels etc and consideration could be given to removing or re-positioning some of this text. Page 92 lists three things which are to be encouraged; should this form part of a separate project section.

Page 94 - Last 'policy' refers to areas outside of the Neighbourhood Area and is not a planning policy.

Comments on policies

Attached as an appendix.

Sustainability Appraisal

The Neighbourhood Plan will require a Strategic Environmental Assessment screening opinion prepared by the Council. We will work with the Neighbourhood Plan Steering Group to produce this report in line with the legislation.

Kind regards,

The Planning Policy Team
Sevenoaks District Council

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SDC Comments Swanley Neighbourhood Plan Regulation 14

PROPOSED NEIGHBOURHOOD PLAN POLICY Sustainable development	SDC Comment
<p>NP Policy SwSD1 – Green Belt Developments on Green Belt Land as defined by Sevenoaks are not supported. Developments on previously developed brown field sites on Green Belt land are supported.</p>	<p>This policy is less nuanced than the NPPF. PDL in the Green Belt can be acceptable but where it meets the criteria set down in the NPPF.</p>
<p>NP Policy SwSD2 – Swanley Town Centre Development proposals that result in a net loss of retail and other service-related spaces (Use Class E) classes on sites in Swanley Town Centre (see Town Centre Map), other than those which are permitted development will not be supported.</p>	<p>Terminology needs to reflect terminology used in the Use Classes Order so it should state 'Commercial, Business and Service'. Should the word 'net' be deleted? Should it say something around subject to marketing etc.</p> <p>SDC Town Centre Strategy is now available on the SDC website. Plan 2040 also includes an emerging Swanley Town Centre policy informed by Evidence Base.</p>
<p>NP Policy SwSD3 – Preventing the merging of Swanley Village with Swanley Town Development proposals which result in the physical or visual merging of Swanley Village with Swanley Town will not be supported.</p>	
PROPOSED NEIGHBOURHOOD PLAN POLICY Community Infrastructure	SDC Comment
<p>NP Policy SwC1 – Health Facilities in Swanley Development proposals for health facilities in Swanley will be supported where they are: <ul style="list-style-type: none"> A. Located in Swanley Town Centre B. Have adequate parking for visitors, patients and staff Provide facilities for social interaction for patients and visitors and health related education for patients and health professionals.</p>	<p>It may help if the policy refers to the map showing the town centre boundaries and if the last sentence is set down as two separate bullet points.</p>
<p>NP Policy SwC2 – Open Space Development proposals that result in any loss of existing public green spaces as shown on the map, across all types within the Neighbourhood Plan area will be supported only where</p>	<p>As noted in our previous comments, if these Open Spaces are already designated then there is no need to</p>

SDC Comments Swanley Neighbourhood Plan Regulation 14

<p>replacement green spaces are provided for public use which are suitably located and equal or superior in terms of size and quality</p>	<p>designate them again. If new sites have been identified, you may wish to designate them as Local Green Spaces. LGSs have to be assessed against the NPPF tests (para 102) and require consultation with landowners.</p> <p>It is necessary to consider whether this policy does anything different from current policy. Policy SP10 seeks to retain open space etc, only allowing its loss in exceptional circumstances where replacement provision of at least equivalent value to the local community is provided.</p> <p>Plus need to be consistent in terminology, as it refers to open space and public green spaces.</p> <p>May need to specify which map for clarity.</p>
<p>NP Policy SwC3 – Indoor Sport facilities. Development proposals that provide indoor dry sports facilities are supported, subject to other policies in the Neighbourhood Plan</p>	<p>What's meant by dry? Does this mean without swimming pools? Presumably it should say something about being accessible to the public and more about the location.</p>
<p>NP Policy SwC4 – CIL Investments. The provision of a multifunction Indoor sports facility is strongly supported by the Neighbourhood Plan for further investigation and implementation and should be a priority for investment of Community Infrastructure Levy by Swanley Town Council and should be for Sevenoaks District Council</p>	<p>Should the title of this be changed? This doesn't read as a planning policy used in the determination of planning applications. It could be listed as a project where the Town Council supports investigation and implementation, with a separate list setting down what Swanley TC will either direct their CIL funding</p>

SDC Comments Swanley Neighbourhood Plan Regulation 14

	towards or which they will seek to influence with respect to Sevenoaks.
<p>NP Policy SwC5 – Community Buildings. Proposals that result in the loss of existing community buildings will not be supported unless there is clear evidence that:</p> <p>a) There is no need for the facility (in terms of the current capacity of existing provision, its opening times, location, accessibility, and range of facilities available to local people and businesses) or suitable alternative facilities of a similar size and quality are re-provided as part of the proposal.</p> <p>b) proposals offer alternative benefits to the community in terms of access to space to assemble, worship, participate in educational activities and personal or civic celebrations</p>	It needs to be made clear whether proposals need to meet both criteria or just one of the criteria. It should also probably include something around being in an appropriate/accessible location.
<p>PROPOSED NEIGHBOURHOOD PLAN POLICY Conservation and Heritage</p>	<p>SDC Comment</p>
<p>SwDC&H1 Tall buildings Development proposals for tall buildings should take account of the definitions provided in the Neighbourhood Plan for the different character areas of Swanley. Such proposals should:</p> <ul style="list-style-type: none"> • Have good access to public transport • Contribute to improving the permeability of the site and wider area, wherever possible • Relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level • Incorporate publicly accessible amenity space and local play areas within the site area. • Where appropriate, provide additional green spaces in the form of roof gardens for residents of the development • Have ground floor activities that provide a positive relationship to the surrounding streets • Incorporate the highest standards of architecture and materials, including sustainable design and construction practices • Should not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference • The impact of tall buildings proposed should be given particular consideration in relation to their impact on local or strategic views both from the designated Green Belt land which surrounds Swanley and from Swanley to designated Green Belt land. 	Should the policy include the definition?
<p>Policy SwDC&H2: Swanley Village Design Guidelines</p>	Could a reference to the location of the map be given or a map be included.

SDC Comments Swanley Neighbourhood Plan Regulation 14

<p>Development proposals for Swanley Village, should demonstrate how the overarching design and architectural design principles in the Design Guide have been applied to proposals within both the New Swanley Village area and, where applicable, the Conservation area as defined in the Guide.</p>	<p>Could it just stop after Design Guide have been applied?</p>
<p>Policy SwDC&H3 – Heritage Asset Protection and Enhancement It is proposed that the murals of William Mitchell, located in Swanley Town Centre are allocated as non-designated heritage assets to ensure their protection into the future</p>	<p>There is nothing in this policy about enhancement, so the title needs changing. Has an assessment been undertaken to identify non-designated heritage assets and what criteria has been used. If this has been undertaken, and there are other assets, it may be beneficial to list and map these rather than listed buildings which are already identified and protected.</p>
<p>PROPOSED NEIGHBOURHOOD PLAN POLICY Housing</p>	<p>SDC Comment</p>
<p>SwH1 Energy Efficient and Healthy Homes All new housing developments shall be built to the highest standards of thermal insulation, air tightness, and with double glazing as a minimum requirement. New homes should be designed to meet an Energy Performance Certificate rating of A to reduce costs in use and contribute to reducing climate change impacts associated with the use of energy. Ventilation needs careful design with high air tightness building fabric construction. Wherever feasible all homes (including areas of circulation), should have the maximum possible natural ventilation via openable windows. Where mechanical ventilation is used measures should be incorporated to prevent: • External noise transfer from outside the building. • Cross talk between internal rooms. • Ventilation Plant noise</p>	<p>As noted previously, as this goes beyond the requirements for Building Control, it should be supported by evidence and tested for viability.</p>
<p>SwH2 Housing Space standards Homes should meet the Government’s nationally described space standards (NDSS) guidelines as a minimum. Extensive tree and shrub planting shall be incorporated into all developments to provide a healthy and visually pleasing environment. Designs shall be inclusive for all members of society and cater for those with disabilities and the infirm wherever feasible. Housing layouts must demonstrate how homes meet the storage requirements in the NDSS without being impacted by plant for mechanical ventilation and heating kit</p>	<p>What is the justification for this? As previously, it will need to be caveated – so ‘where appropriate/feasible – unless overriding reasons’. Second sentence doesn’t appear to be relevant to housing space standards and the last sentence is slightly unclear.</p>

SDC Comments Swanley Neighbourhood Plan Regulation 14

<p>SwH3 Private Amenity Space for New Homes All new homes where feasible should have access to outdoor space in the form of a private garden, balcony or patio. These should be additional to the Gross Internal Floor Area minimum spaces sizes provided in the NDSS</p>	<p>The second sentence doesn't seem particularly relevant.</p>								
<p>SwH4 Homes for Work and study All homes should, where feasible, have dedicated working space with natural light.</p>									
<p>SwH5 Housing Density Housing developments in the Neighbourhood Plan area are expected to deliver the following densities where feasible subject to meeting the other policies in the Neighbourhood Plan.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Location</td> <td>Density</td> </tr> <tr> <td>Swanley Town centre</td> <td>100 DPH</td> </tr> <tr> <td>Rest of Swanley</td> <td>50 DPH</td> </tr> <tr> <td colspan="2">Edge of Swanley (sites adjacent to the Green Belt Boundary) and Swanley Village 30 DPH</td> </tr> </table>	Location	Density	Swanley Town centre	100 DPH	Rest of Swanley	50 DPH	Edge of Swanley (sites adjacent to the Green Belt Boundary) and Swanley Village 30 DPH		<p>Could more clearly reference Swanley Town. Overriding consideration in policy SP7 is that it should not compromise the distinctive character of the area. This policy may benefit from having a similar line. May also need to be clearer about the evidence base underpinning the proposed higher densities.</p>
Location	Density								
Swanley Town centre	100 DPH								
Rest of Swanley	50 DPH								
Edge of Swanley (sites adjacent to the Green Belt Boundary) and Swanley Village 30 DPH									
<p>NP Policy SwH6 Public Amenity Space New housing developments should include Publicly accessible Amenity Green Spaces based on 0.60 Ha of area per 1000 new residents to be accommodated within the development. Amenity green spaces/roofs shall be provided for all commercial and community infrastructure developments. There is a deficit of AGS in Swanley and therefore further developments on AGS land is not supported</p>	<p>Terminology needs to be used consistently, this refers to Public Amenity Space and Publicly accessible Amenity Green Spaces. Need to think about how this policy would work, particularly on smaller sites.</p>								
<p>NP Policy SwC7 – Children and Young Peoples Play Space Swanley has a deficit of play space for children and young people. All new developments in excess of 5 dwellings must include a Local Area for Play (LAP) and all developments in excess of 10 dwellings a Locally Equipped Area for play (LEAP)</p>	<p>The first line essentially comprises justification and may sit better in the supporting text.</p> <p>Policy SP10 only requires xx where there is an existing shortage or where the proposal would result in a shortfall. Is it justified to ask for this where neither of these triggers exist? Is it also justified in terms of viability?</p> <p>In terms of the wording of the policy, is it requiring LAP for schemes of 5-10 dwellings but above 10, it is requiring</p>								

SDC Comments Swanley Neighbourhood Plan Regulation 14

	<p>LEAP or is it asking schemes which are 5 and above and more than 10 dwellings to provide both? Does this need to include reference to the need to provide details of its maintenance? Should it be requiring provision on site or allow for contributions to off-site provision where more appropriate?</p>
<p>PROPOSED NEIGHBOURHOOD PLAN POLICY Employment and Economy</p>	<p>SDC Comment</p>
<p>NP Policy SwEE1: Improving and increasing employment on existing employment sites Proposals to upgrade, intensify or extend the employment sites on Maps EE1-1 and EE1-2 are supported</p>	<p>Some of these sites are located in the Green Belt, so their expansion is likely to comprise inappropriate development. Goes further than LP policy EMP1 which sets out that sites will be retained, intensified and regenerated for B1-B8 uses.</p>
<p>NP Policy SwEE2: Loss of Employment uses Proposals for the redevelopment or change of use of land or buildings in employment use shown on Map EE1-1, EE1-2 and EE2 to non-employment uses, other than those which are permitted development, will only be permitted when: a) Marketing of the site over a period of a minimum of 12 months demonstrates that there is no realistic prospect of the use of the site for employment purposes; or b) The strategic need for the proposed use clearly exceeds the need for continued use for employment purposes.</p>	<p>As per our previous comments, this needs to be evidenced and more detail provided e.g. what would be required for marketing. Adopted policy EMP5 only asks for 6 months, so what is the justification for asking for longer.</p>
<p>NP Policy SwEE3: Small employment sites Proposals for other smaller employment sites will be permitted where they do not conflict with other policies in this Plan and provided that all the following criteria are met so that proposals: a) Do not involve the loss of dwellings b) Contribute to the character and vitality of the local area c) Are well integrated into and complement existing clusters of activity d) Protect any neighbouring residential amenity e) Do not adversely impact upon road safety f) Enhance the overall development and provision of employment and self-employment space g) Do not adversely affect the attractiveness of the local countryside</p>	<p>Perhaps re-word as it requires both employment and self-employment space but this could be addressed by adding 'including'.</p>

SDC Comments Swanley Neighbourhood Plan Regulation 14

<p>NP Policy SwEE4 Proposals for hotel accommodation and visitor facilities within the Neighbourhood Plan area will be supported where they do not conflict with other policies in this Plan and provided that all the following criteria are met so that proposals: a) Do not involve the loss of dwellings b) Contribute to the character and vitality of the local area c) Are well integrated into and complement existing clusters of business activity d) Are well provided with parking and located close to public transport connections e) Protect any neighbouring residential amenity f) Do not adversely impact upon road safety g) Enhance the development and provision of employment and self-employment h) Do not adversely affect the attractiveness of the local countryside</p>	<p>Title is missing. As mentioned in our previous comments, should this be directing this type of development to the town centre boundary. As currently written it relates to the whole of the parish. How can hotel accommodation enhance self-employment?</p>
<p>PROPOSED NEIGHBOURHOOD PLAN POLICY Transport</p>	<p>SDC Comment</p>
<p>SwT1 – Planting of Trees All new developments close to main transport corridors, indicated in AQ16, (see Map of Transport Study proposals) where pollution is a problem shall incorporate extensive tree planting as part of the development</p>	<p>The mapping indicates two points; clarity may be needed as to where precisely this policy applies. Also what is meant by extensive? This has to be balanced with providing parking spaces and useable amenity space etc.</p>
<p>NP Policy SwT2 – Road Improvements The road improvements indicated in HI12 to HI92, CR12 and TM12 are supported measures to be funded by Swanley Town Council and Sevenoaks District Council via Community Infrastructure Levy:</p> <ul style="list-style-type: none"> b. A new all movement junction on the A20 to the west of Swanley to help alleviate congestion within the town centre by providing an alternative route to western Swanley and areas to the north such as Dartford, without having to route through Swanley Town Centre or double back from Sidcup. c. New link road from Birchwood Road to the B2173 to avoid narrow section at the southern end on approach to junction with B2173. This measure would be designed to alleviate congestion and improve safety at the Birchwood Road/B2173 signalised junction d. Improving wayfinding including signing to car parks, Swanley Park and other key attractions e. All pedestrian crossings to be upgraded to meet all current DDA requirements. f. Upgrade the pelican crossing to the high Street g. Re-surface and improve the lighting and feel of Azalea drive as the gateway to Swanley station 	<p>It may be better to set these road improvement projects out in a separate section, as opposed to within a policy. A number of the projects fall outside of planning e.g. providing yellow box marking and/or outside of SDC's control. In addition, it may be better to set out separately the types of projects/schemes that Swanley TC will contribute funding towards from their CIL receipt.</p>

SDC Comments Swanley Neighbourhood Plan Regulation 14

<p>h. Provide yellow box marking at the Goldsel Road/High Street roundabout junction</p> <p>i. Introduce physical measures on Salisbury Avenue to prevent through movement and thus rat running from B2173 London Road</p> <p>j. Move no entry signage on Nightingale Way to adjacent ASDA access to clarify that there is no vehicular access on Nightingale Way and the pedestrianised area</p>	
<p>SwT3 – Cycling</p> <p>Cycling is encouraged as an alternative mode of transport to the motor car on safe, designated cycle routes whenever possible to reduce pollution and traffic congestion. All new developments should incorporate segregated cycle access ways and adequate storage for bicycles in accordance with Policy SwT6.</p> <p>New cycle routes recommended in the SWECO report are supported:</p> <ol style="list-style-type: none"> 1. Cycle link from existing London Road cycle lane to St Mary's Road (along Oliver Road, Ruxton Close and existing path) - SDC Cycling Strategy Route 14 2. West-east cycle route to the north of the town centre (along Hilda May Avenue, Northview and Woodlands Rise) - SDC Cycling Strategy Route 16 3. Cycle link between Woodlands Rise and town centre (upgrade existing public footpath 0262/SD81/2) - SDC Cycling Strategy Route 17 4. Cycle link from Swanley to Hextable (through Swanley Park and along existing footpath 0305/SD69/1) - SDC Cycling Strategy Route 18 5. West-east cycle link from station to London Road (along Salisbury Avenue, restricted byway 0262/SD88/1; Glendale; Pinks Hill; Cranleigh Drive; Existing cycleway; Goldsel Road; Azalea Drive and Station Road) - SDC Cycling Strategy Route 20 6. East-west cycle route to the station from London Road (along Salisbury Avenue, St George's Road, London Road, Goldsel Road and Station Approach) - SDC Cycling Strategy Route 21 A <p>A new Cycle Hub at Swanley station should also be provided as recommended by the SWECO report</p>	<p>Cycle routes support - sits outside of planning but could be set out in a section outlining other aspirations. As mentioned in previous comments, this may be better supported by producing a LCWIP. Are segregated cycle ways achievable or necessary on all sites? Perhaps think about the wording.</p> <p>You may be aware that SDC have received some funding towards an LCWIP for Swanley. Further details will follow.</p>

SDC Comments Swanley Neighbourhood Plan Regulation 14

<p>SwT4 – Walking Development proposals should incorporate safe pedestrian footpaths throughout the development and link with other existing pedestrian routes where appropriate and relevant.</p>	<p>As noted previously, this is supported but you may want to expand to include applying active travel principles for all ages and abilities, rather than just walking.</p>
<p>SwT5 – Car and Cycle Parking Development proposals for new residential development that require their parking needs to be met on street are not appropriate in Swanley. Car and cycle parking for residential development in Swanley should as far as possible provide: a) Off street vehicle parking to be contiguous with and part of each property rather than as part of a shared arrangement Car and Cycle Parking b) Shared parking areas are to be designed to Secure by Design standards and each space clearly visible from the property is serves wherever possible. c) Parking provision will be required to meet the standards set out below unless there is a clear justification for the application of a lower standard to achieve sustainable development: Car Spaces * Cycle Spaces * • 1 bed house/apartment 1.5 + 1 • 2 bed house/apartment 2 2 • 3 bed house/apartment 2 2 • 4 + bed house/apartment 3 2 d) Car and Cycle spaces should be provided for visitors at a rate of 1 space per 8 homes. e) All car parking spaces should have access to electric vehicle charging points. f) A garage will be acceptable as a parking space provided that its internal dimensions are at least 3 m wide x 6 metres long. Tandem Parking should only be permitted where there is no suitable alternative. Space dimensions should be 4.8 m x 2.4 m for cars, and 2 m x 0.75 m for cycles. * Off road + Rounded down</p>	<p>As mentioned in our previous comments, these will need to be considered in relation to KCC’s standards and they should be consulted. If these do not accord with KCC standards, then a clear justification will be needed.</p> <p>Link to evidence base which supports these standards?</p>
<p>SwT6 Access for Vehicles, Pedestrians and Bicycles Development proposals should provide adequate width roadways to cater for domestic traffic as well as emergency vehicles such as ambulances, fire engines and refuse collection vehicles. a) Residential premises with more than 50 dwellings shall have minimum of two access roads onto the main carriageways. b) All developments shall have well-lit artificial lighting to roads and footpaths using energy efficient LED lighting. c) Combined road and footpaths are only acceptable in smaller developments of not more than 10 dwellings. d) All developments should have dedicated cycle ways.</p>	<p>As mentioned above and before, many of these are covered by KCC.</p>
<p>SwT7 – Transport Infrastructure Planning The proposals indicated in below, are supported by the Neighbourhood Plan for further investigation and feasibility of implementation and are offered as a project for investment of Community Infrastructure Levy by Swanley Town Council and Sevenoaks District Council: A</p>	<p>The proposals listed could be added to a section outlining projects that the TC support, with a separate section outlining the type of things this NP would like to put</p>

SDC Comments Swanley Neighbourhood Plan Regulation 14

corridor Study of the lanes around Hextable Swanley and Crockenhill to establish where improvements can be made to facilitate the safe movement of vehicles along these roads for existing and future users

forward for funding contributions from CIL. Needs to replace 'investment' with 'funding'. Note that this corridor study extends beyond Swanley's area.

INFRASTRUCTURE FUNDING STATEMENT – PRIORITIES

Development and Conservation Advisory Committee – 12 December 2023

Report of: Deputy Chief Executive, Chief Officer Planning & Regulatory Services

Status: For recommendation to Cabinet

Also considered by:

- Cabinet – 14th December 2023

Key Decision: Yes

Executive Summary:

The Community Infrastructure Levy Regulations 2010 (as amended) require local authorities to produce an annual Infrastructure Funding Statement (IFS), containing income and expenditure information for CIL and Section 106 contributions. The IFS should also highlight infrastructure projects or types of infrastructure that the Council intends to be funded by CIL or planning obligations over the coming year.

This report focuses on the infrastructure priorities to be contained in the new IFS, which needs to be published by 31st December 2023. These priorities do not bind local authorities, but they do provide transparency for developers and the community on our spending intentions.

To assist members, this report details last year's infrastructure priorities and explains how recent developer contributions have been spent. It then considers the evidence to support infrastructure or projects for prioritisation over the coming year and concludes by making recommendations on our funding priorities.

This report supports the Key Aim of: Ensuring that Sevenoaks District remains a great place to live, work and visit and that development is supported by the most appropriate infrastructure.

Portfolio Holder: Cllr. Simon Reay

Contact Officer(s): Carlyn Kan ex 7264, Emma Henshall ex 7358

Recommendation to Development and Conservation Advisory Committee:

That the recommendations to Cabinet are supported.

Recommendation to Cabinet:

- (a) That the criteria for prioritising infrastructure projects as set out in paragraph 6 should remain.
- (b) That the specific projects and types of infrastructure recommended in paragraphs 21-33 of this report are identified in the IFS as having a priority for full or partial funding.

Reason for recommendation:

To endorse the spending priorities for Section 106 contributions and the Community Infrastructure Levy receipts for the coming year.

Introduction and Background

- 1 Members will be aware that the Council has been a Community Infrastructure Levy (CIL) charging authority since 4th August 2014. From this date until beginning of November 2023, the Council has collected just over £15 million in CIL contributions.
- 2 The Government's updated CIL Regulations came into effect on 1st September 2019 and included a requirement for local authorities to report on their CIL and Section 106 income and expenditure by producing an Infrastructure Funding Statement (IFS). This document is also expected to state the types of infrastructure or projects the authority intends to prioritise and fund wholly or partially through CIL or planning obligations.
- 3 All local authorities are required to prepare an IFS, for publication on or before 31st December of each year.
- 4 This report follows on from last year's IFS and considers whether any changes need to be made to the Council's priorities for infrastructure spending in its new IFS.

Discussion

- 5 The following considerations are relevant in considering the Council's priorities for allocating CIL and Section 106 monies:
 - Existing priorities and the projects and types of infrastructure that were put forward last year;
 - Recent CIL spend and receipt of Section 106 contributions;
 - Any changes in circumstances and new evidence that has come forward through the Local Plan and the Infrastructure Delivery Plan (IDP). This will enable officers to consider how this will impact on what infrastructure should be prioritised; and

- In light of all the evidence, the report will identify what the priorities and projects for spending should be.

Priorities for allocating CIL and Section 106 monies already in place:

- 6 In December 2022, the Council’s Development and Conservation Advisory Committee agreed that infrastructure projects should be prioritised for funding if they meet the following criteria:
- The project should fall within the infrastructure types/projects identified in the IFS report.
 - The project has been identified in the IDP. (This ensures that the infrastructure prioritised supports the Local Plan).
 - The project supports and is clearly related to proposed site allocations or new development in the District. There is a strong link between development and the proposed project.
 - There is a strong social, environmental or economic justification for the proposed project.
 - The project has not previously received CIL funding.
 - The project has support from infrastructure providers.
 - There is an existing need for the project, or it will be expected to be delivered within the next 5 years.
 - That it is identified as having a critical or high need, where the project has to be delivered to support new development.
 - There are no significant issues with funding or landownership.
 - Where there is a clear plan as to how the project would be funded.
- 7 A copy of the report to the December 2022 Development and Conservation Advisory Committee, which was subsequently agreed by Cabinet, is attached at Appendix A. In addition to the provisions of paragraph 6, the following types of infrastructure and projects were agreed as priorities in last year’s IFS:

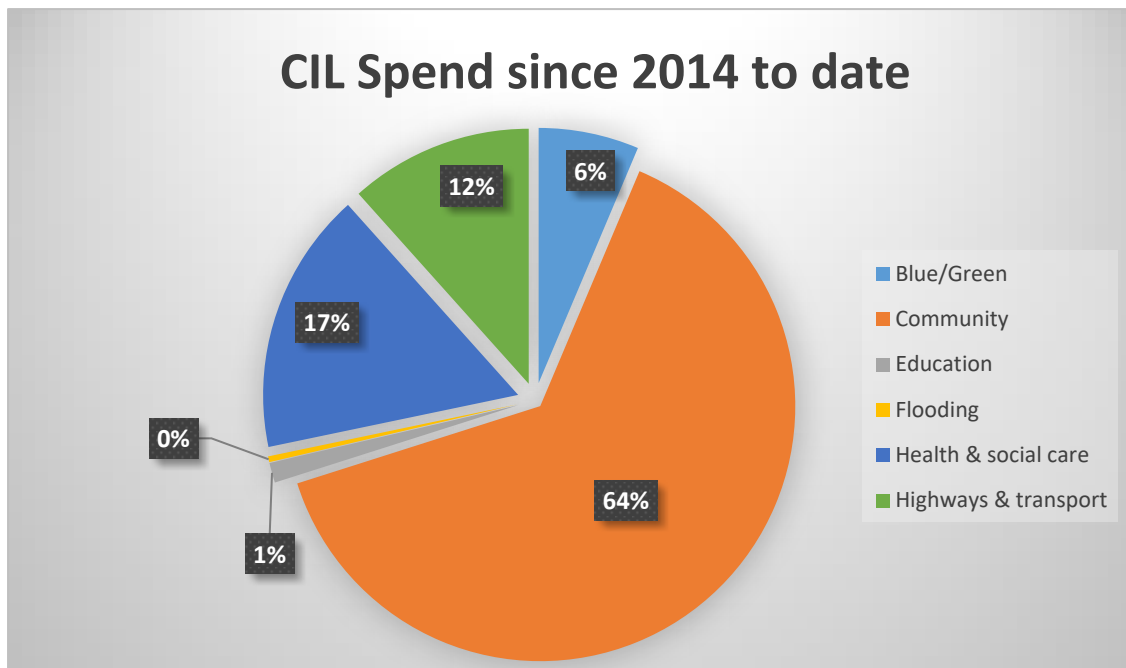
	Infrastructure Type	Projects
1	Flooding	Upper Darent Flood alleviation scheme
2	Highways and Transport	<ul style="list-style-type: none"> • Swanley transport improvement measures; • Junction 3 M25 Swanley – improvements required to address increased capacity and accessibility for pedestrians; • Improvements to bus services in and around Swanley; • Junction improvements at Bat & Ball; • Edenbridge junction improvements; and • Edenbridge – sustainable transport improvements.
3	Utilities	<ul style="list-style-type: none"> • Badgers Mount water supply upgrades; and • Swanley supply water upgrades.

Agenda Item 8

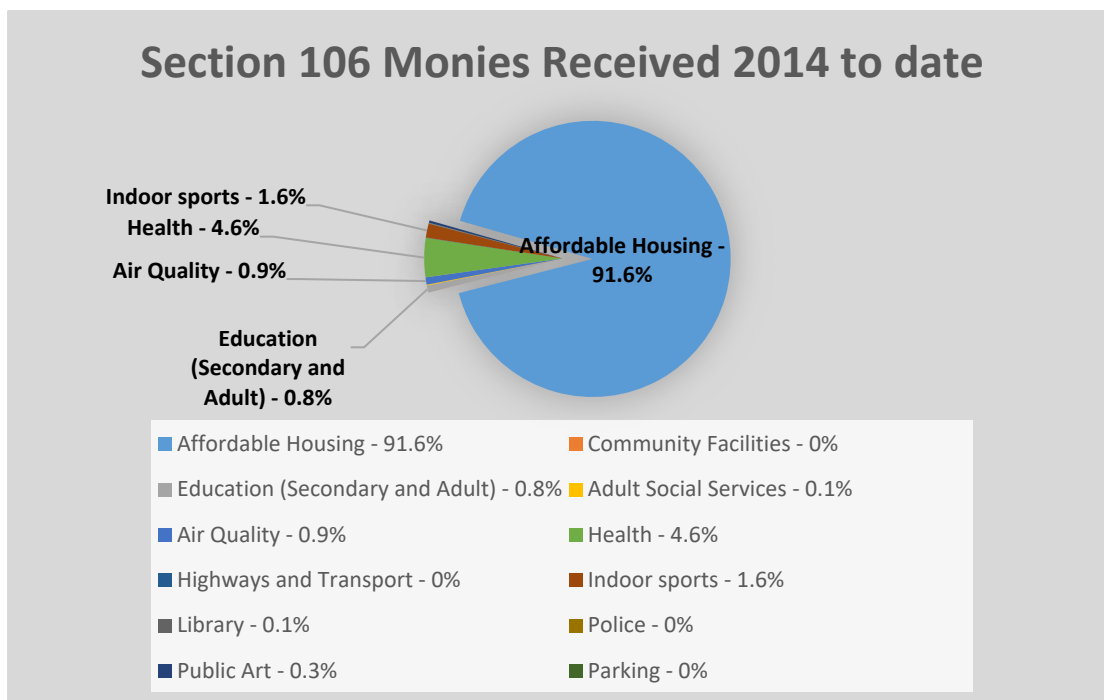
	Infrastructure Type	Projects
4	Health and Social Care	<ul style="list-style-type: none"> • Northern Sevenoaks Health; • Swanley; • Hextable; • Farningham; • New Ash Green; • Hartley; • Fawkham; • South Darenth; • Expansion of GP Practices in Sevenoaks Urban Area; and; • To increase the capacity of Otford Health Services (related to Fort Halstead).
5	Affordable Housing	The income will be spent in accordance with the appropriate legal agreements and portfolio holder discussions.
6	Corporate Priorities	Projects contributing towards the Council's corporate objectives particularly those supporting the Council's Net Zero ambitions and its mental health and wellbeing agenda.
7	Education	No specific projects are identified in the IDP for the next 5 years, the need for education facilities will be on going over the plan period and subject to change as new development comes forward.
8	Broadband	Infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas.

What have we funded so far?

- 8 The following chart shows how CIL funding has been allocated since the introduction of the Council's Charging Schedule in 2014. Further detail can be found at **Appendix E**.



- 9 The majority of funding has been spent on Community Facilities (64%), including village halls and playgrounds. The second largest allocation is for Health and Social Care (17%), where CIL has been awarded to a health centre in Edenbridge and a health pod in Otford. Thirdly, Highways and Transport has received 12% of funding, including proposals to improve train stations and footpaths.
- 10 All projects have been funded in accordance with the provisions of the Council's Constitution regarding CIL Governance (Appendix X1 of the Constitution).
- 11 The following chart shows how funding through Section 106 agreements has been allocated since 2014.



Evidence in the Local Plan and Infrastructure Delivery Plan

Local Plan

- 12 Members will be aware of the Council’s Regulation 18 version of the emerging Local Plan, which was consulted on between 16 November 2022 to 11 January 2023. This focused on the potential to make best and most efficient use of land in existing settlements.
- 13 The Council is currently undertaking a second Regulation 18 version of the emerging Local Plan which will run until 11th January 2024. This continues to focus on development opportunities in built up areas, but also considers Green Belt land in exceptional circumstances.
- 14 The Plan sets out three development scenarios or growth options. All of the options include, as a baseline, the sites which were found to be suitable through the Strategic Housing and Employment Land Availability Assessment process, including sites within settlements and on the edge of higher-tier settlements, in the Green Belt.

	Baseline	Option 1 ‘Multiple sites’	Option 2 ‘Settlement’	Option 3 ‘Combined’
Suitable sites – within existing settlements / edge of higher-	✓	✓	✓	✓

	Baseline	Option 1 'Multiple sites'	Option 2 'Settlement'	Option 3 'Combined'
tier settlements, in the Green Belt				
AONB and Green Belt sites on the edge of higher-tier settlements		✓		✓
Standalone settlement in AONB and Green Belt (Pedham Place)			✓	✓
Approximate total	8,500	9,500	11,000	12,000
Summary	Does not meet need	Approx. Meets need	Meets need	Exceeds need

- 15 The Plan contains policies on infrastructure provision to reflect the latest evidence and to ensure that any growth is supported by appropriate and timely infrastructure.

Infrastructure Delivery Plan (IDP)

- 16 The most recent IDP can be found at Appendix B of this report. An IDP Statement was completed in 2022 to support the first Regulation 18 version of the emerging Local Plan. Infrastructure providers comments were sought on any planned works, identified need and pinch points for Sevenoaks District.
- 17 Engagement with infrastructure providers has continued in preparation for the second Regulation 18 version of the emerging Local Plan. Their comments were sought on infrastructure needs resulting from the three growth scenarios proposed.
- 18 The IDP is a live document and will continue to develop in conjunction with the emerging Local Plan, as sites are identified and more site specific information becomes available. The final version of the IDP will contain a schedule of infrastructure provision, with costs, time horizons, standards of provision and capital programme information. Members will be kept updated on the development of this important document.

Agenda Item 8

Key Sites

- 19 Infrastructure requirements for major development sites coming forward for development in the District will be included in the latest version of the IFS.

Priorities for spending this year

- 20 Notwithstanding the progress on the emerging Local Plan and its associated evidence, there have been no significant alterations to the IDP, but some refinements are proposed based on engagement with infrastructure providers. The spending priorities for the coming year are proposed to remain largely unchanged. The criteria set out in paragraph 6 of this report continue to be relevant and recommended for approval.

Flooding

- 21 As the Upper Darent Flood alleviation scheme has not been implemented and the CIL money returned to us, it is recommended that this continues to be a priority.

Highways and Transport

- 22 A number of projects are identified as a high priority and no evidence has been submitted to demonstrate any change to their need. It is recommended that the priorities remain as:
- Swanley transport improvement measures;
 - Junction 3 M25 Swanley – improvements required to address increased capacity and accessibility for pedestrians;
 - Improvements to bus services in and around Swanley;
 - Junction improvements at Bat & Ball;
 - Edenbridge junction improvements; and
 - Edenbridge – sustainable transport improvements.

- 23 The IDP Statement 2022 includes a summary of Kent County Council Highways response which states the Four Elms planning application modelled the junction of Four Elms Road / Station Road and found that improvements were not necessary. However, it is further noted that additional development in Edenbridge may have a severe impact and the junction would need to be remodelled. Edenbridge is identified as a growth location in the Regulation 18 version of the emerging Local Plan. It is anticipated new development will increase demand of the junction, so it is proposed the Edenbridge junction improvements proposal remains as a priority.

Utilities

- 24 The following projects should continue to be included as funding priorities, unless evidence is submitted to the contrary:
- Badgers Mount water supply upgrades; and

- Swanley supply water upgrades.
- 25 Edenbridge is identified as a location requiring increased clean water capacity across all three growth scenarios. The plan's growth creates additional demand on the existing infrastructure and will need the provision of new water mains and connections. Specific details on infrastructure improvements will arise as the emerging Local Plan progresses. It is proposed clean water capacity in Edenbridge is included as funding priority in the forthcoming IFS.

Health and Social Care

- 26 The NHS Kent and Medway Integrated Care Boards responded to information requests for the IDP Statement 2022 and IDP Statement 2023 and identified the following priorities:
- Edenbridge Memorial Health Centre
 - Sevenoaks Urban Area: Additional GP capacity
 - Swanley: Additional GP capacity and other community-based healthcare services
 - Potential requirement for additional GP capacity in Westerham, West Kingsdown and New Ash Green / Hartley, however these need to be assessed further.
- 27 The increased capacity of Otford Health Services has been identified as a high priority. A bid to extend the Kemsing branch received partial funding at the March 2021 CIL Spending Board. However, as development at Fort Halstead will continue to have an impact on Otford Health Services, this should remain a priority.
- 28 The Edenbridge Memorial Health Centre has also been identified as a high priority in the IDP and engagement with the NHS Kent and Medway Integrated Care Boards on the proposed growth over the emerging new Local Plan. The medical centre has received CIL funding twice through the CIL Spending Board. It is considered that this is not identified as a future funding priority in the IFS. However, it is noted that the exclusion of a project in the IFS does not preclude organisations from submitting future funding bids to the CIL Spending Board.

Affordable Housing

- 29 Affordable housing continues to be an acute need across the District. The priority is for developers to provide affordable units on site. When financial contributions are received, their use will reflect our current planning policies and Supplementary Planning Documents. The income will be spent in accordance with the appropriate legal agreements and portfolio holder discussions.

Agenda Item 8

Corporate Priorities

- 30 It is proposed that projects which would contribute towards the Council's corporate objectives should remain a priority, particularly projects that support and facilitate the Council's commitment to tackling climate change and its health and wellbeing agenda.

Education

- 31 Kent County Council has identified the following needs arising from the three growth scenarios for the emerging Local Plan:
- Sevenoaks Urban Area: requirement for a new 3FE primary school
 - Pedham Place or Edenbridge are identified as preferred locations for the requirement for 2 new 5FE secondary schools
 - In/around Edenbridge: Requirement for the expansion of existing primary schools
 - West Kingsdown: Requirement for the expansion of the existing primary school
- 32 The need for education facilities will be on going over the plan period and subject to change as new development comes forward. It is therefore proposed to include the above needs as a funding priority in the forthcoming IFS.

Broadband

- 33 Infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas will continue to be considered as a priority.

Community Facilities

- 34 The community infrastructure projects identified in our current IDP do not fall within the priority timescales. Most projects are proposed over a period of 16-20 years and have been given a medium to low priority. The requests for information to infrastructure providers for the IDP Statement 2022 and IDP Statement 2023 have not identified any community projects. It is therefore proposed that the provision of developer contributions towards community facilities is not an identified priority in this year's IFS.

Other options Considered and/or rejected

- 35 The provisions of this report are based on the latest available evidence and discussions with officers and members across the Council.
- 36 The Committee could determine that the priorities or projects put forward are not acceptable. This could result in an incomplete IFS being produced by the Council. The Committee could also recommend other priorities that they consider more appropriate.

Key Implications

Financial

There are no financial implications regarding this report.

Legal Implications and Risk Assessment Statement

There are no legal implications regarding this report.

Equality Assessment

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

Net Zero Implications

The decisions recommended through this paper have a remote or low relevance to the council's ambition to be Net Zero by 2030. There is no perceived impact regarding either an increase or decrease in carbon emissions in the district, or supporting the resilience of the natural environment.

Conclusions

It is requested that the Committee agree to the following:

1. That the criteria for prioritising infrastructure projects for funding in the Infrastructure Funding Statement should remain.
2. That the specific projects and types of infrastructure recommended in paragraphs 21-33 of this report are identified in the IFS as having a priority for full or partial funding.

Agenda Item 8

Appendices

Appendix A – Last year's IFS Report to DCAC December 2022 and Cabinet December 2022

Appendix B – Infrastructure Delivery Plan March 2019

Appendix C – Infrastructure Delivery Plan Statement 2022 Statement

Appendix D – Infrastructure Delivery Plan November 2023 Statement

Appendix E – Full details of CIL expenditure and Section 106 monies received

Background Papers

[Governance of Community Infrastructure Levy](#) - (Appendix X1) of the Council's Constitution.

Sevenoaks District Council's Supplementary Planning Document; Affordable Housing.

Richard Morris

Deputy Chief Executive, Chief Officer - Planning & Regulatory Services

INFRASTRUCTURE FUNDING STATEMENT - PRIORITIES

Development and Conservation Advisory Committee - 1st December 2022

Report of: Deputy Chief Executive, Chief Officer Planning & Regulatory Services

Status: For recommendation to Cabinet

Also considered by:

- Cabinet - 8th December 2022

Key Decision: Yes

Executive Summary:

The Community Infrastructure Levy Regulations 2010 (as amended) require local authorities to produce an annual Infrastructure Funding Statement (IFS), containing income and expenditure information for CIL and Section 106 contributions. The IFS should also highlight infrastructure projects or types of infrastructure that the Council intends to be funded by CIL over coming year.

This report focuses on the infrastructure priorities to be contained in the new IFS, which needs to be published by 31st December 2022. These priorities do not bind local authorities, but they do provide transparency for developers and the community as to what our intentions are.

To assist members, this report details last year's infrastructure priorities and explains how recent developer contributions have been spent. It then considers the evidence to support infrastructure or projects for prioritisation over the coming year and concludes by making recommendations on our funding priorities.

This reports support the Key Aim of: Ensuring that Sevenoaks District remains a great place to live, work and visit and that development is supported by the most appropriate infrastructure.

Portfolio Holder: Cllr. Julia Thornton

Contact Officer: James Gleave ex 7326, Carlyn Kan ex 7264, Emma Henshall 7358

Recommendation to Development and Conservation Advisory Committee:

That the recommendations to Cabinet are supported.

Recommendation to Cabinet:

To agree the following:

1. The criteria for prioritising infrastructure projects as set out in paragraph 6 should remain.
2. That the specific projects and types of Infrastructure recommended in paragraphs 25-34 of this report are identified in the IFS as having a priority for full or partial funding.

Reason for recommendation:

To endorse the spending priorities for Section 106 contributions and the Community Infrastructure Levy receipts for the coming year.

Introduction and Background

- 1 Members will be aware that the Council has been a Community Infrastructure Levy (CIL) charging authority since 4th August 2014. From this date until middle of September 2022, the Council has collected just over £13 million in CIL contributions.
- 2 The Government's updated CIL Regulations came into effect on 1st September 2019 and included a requirement for local authorities to report on their CIL and Section 106 income and expenditure by producing an Infrastructure Funding Statement (IFS). This document is also expected to state the types of infrastructure or projects the authority intends to prioritise and fund wholly or partially through CIL.
- 3 All local authorities are required to prepare an IFS, for publication on or before 31st December of each year.
- 4 This report follows on from last year's IFS and considers whether any changes need to be made to the Council's priorities for infrastructure spending in its new IFS.

Discussion

- 5 The following considerations are relevant in considering the Council's priorities for allocating CIL and Section 106 monies:
 - Existing priorities and the projects and type of infrastructure that were put forward last year;
 - Recent CIL and Section 106 spend;
 - Any changes in circumstances and new evidence that has come forward in the Local Plan and the Infrastructure Delivery Plan (IDP). This will enable officers to consider how this will impact on what infrastructure should be prioritised; and

- In light of all the evidence, the report will identify what the priorities and projects for spending should be.

Priorities for allocating CIL and Section 106 monies already in place:

- 6 The Council's Development and Conservation Advisory Committee agreed the following criteria for infrastructure funding in October 2021:
- The projects should fall within the infrastructure types/projects identified in the IFS report.
 - The projects have been identified in the IDP. (This ensures that the infrastructure prioritised supports the Local Plan).
 - The project supports and is clearly related to proposed site allocations or new development in the District. There is a strong link between development and the proposed project.
 - There is a strong social, environmental or economic justification for the proposed project.
 - Projects have not previously received CIL funding.
 - The project has support from infrastructure providers.
 - There is an existing need for the project or it will be expected to be delivered within the next 5 years.
 - That it is identified as having a critical or high need, where the project has to be delivered to support new development.
 - There are no significant issues with funding or landownership.
 - Where there is a clear plan as to how the project would be funded.
- 7 A copy of the report to the October 2021 Development and Conservation Advisory Committee is attached at Appendix A. In addition to the provisions of paragraph 6, the following types of infrastructure and projects were agreed as priorities in last year's IFS:

Flooding

- 8 It was proposed that the Upper Darent flood alleviation scheme should be included as a priority in this year's IFS.

Highways and Transport

- 9 The following highways or transport projects were identified and remain a priority:
- Swanley Transport Improvement Measures;
 - Junction 3 M25 Swanley - improvements required to address increased capacity and accessibility for pedestrians;
 - Improvements to bus services in and around Swanley;
 - Junction improvements at Bat & Ball;
 - Edenbridge Junction improvements; and
 - Edenbridge - sustainable transport improvements.

Agenda Item 8

Utilities

10 The following projects were identified as priorities for funding:

- Badgers Mount water supply upgrades; and
- Swanley supply water upgrades.

Health and Social Care

11 The following areas were identified as particular priorities for additional capacity in healthcare services and will be kept under review:

- Northern Sevenoaks Health;
- Swanley;
- Hextable;
- Farningham;
- New Ash Green;
- Hartley;
- Fawkham;
- South Darent;
- Expansion of GP Practices in Sevenoaks town;
- To increase the capacity of Otford Health Services (related to Fort Halstead); and
- Edenbridge Medical Hub

Affordable Housing

12 Meeting the need for affordable homes across the District was identified as a continued priority, in accordance with up to date evidence and policy.

Other Corporate Priorities

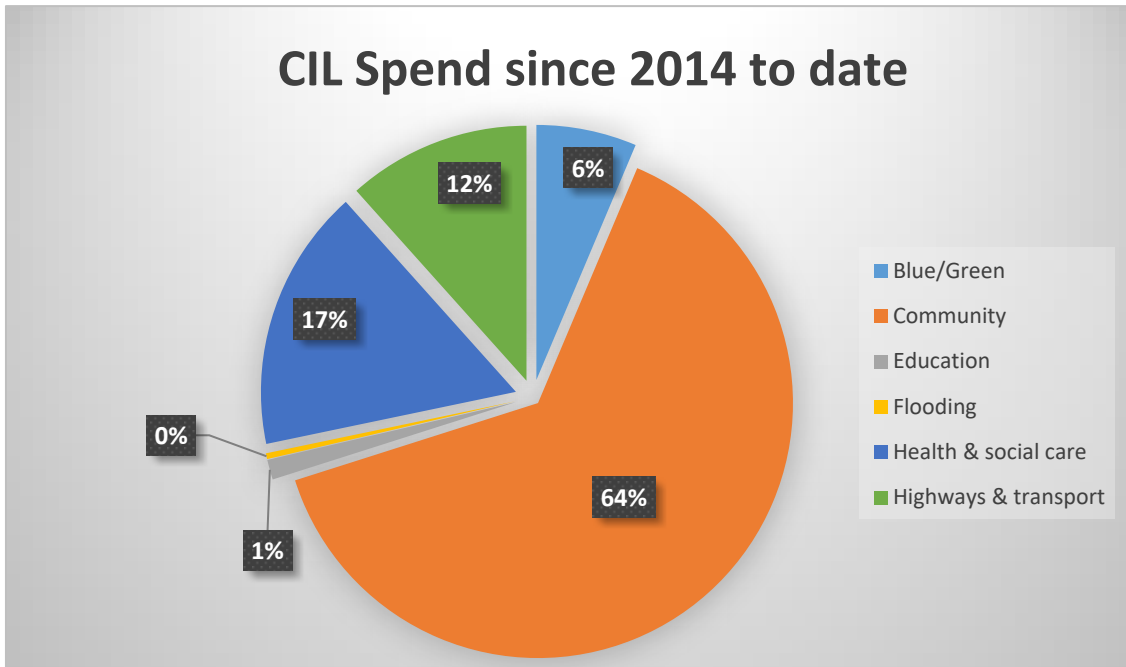
13 It was proposed that projects that contribute towards meeting the Council's corporate priorities should remain a funding priority, particularly those that support Net Zero ambitions and mental health and wellbeing ambitions.

Broadband

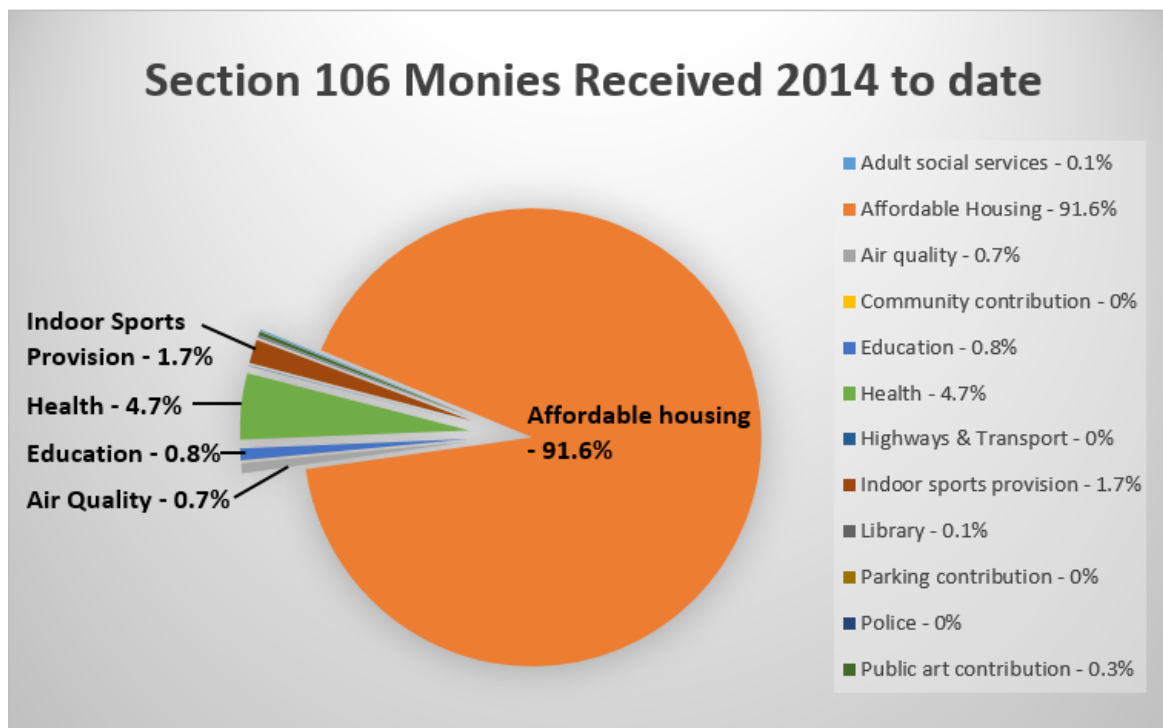
14 Any infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas will continue to be considered as a priority.

What have we funded so far?

15 The following chart shows how CIL funding has been allocated since the introduction of the Council's Charging Schedule in 2014. Further detail can be found at **Appendix C**.



- 16 The largest amount of spend has been on Community Facilities (64%), which has included village halls, public toilets and play areas. The next largest amount falls under Health and Social Care (17%), where money has been awarded to a medical centre/hub and a health pod. Highways and transport have received 12% of funding, where money has been awarded to projects including train stations and footpath improvements. All of these projects have been funded in accordance with the provisions of the Council’s Constitution regarding CIL Governance (Appendix X1 of the Constitution).
- 17 The following chart shows how funding through Section 106 agreements has been allocated since 2014.



- 18 In light of this information, members are asked to consider the projects and types of Infrastructure that should be prioritised. A particular issue for consideration is whether the Council continues to follow previous patterns of CIL and Section 106 spending.

Evidence in the Local Plan and Infrastructure Delivery Plan

Local Plan

- 19 Members will be aware of the Council's emerging Regulation 18 draft Local Plan, which focuses on the potential to make best and most efficient use of land in existing settlements. This document will contain policies on infrastructure provision to reflect the latest evidence.

Infrastructure Delivery Plan (IDP)

- 20 The most recent IDP can be found at Appendix B of this report. As part of updating our evidence base for the Regulation 18 document, consideration will be given to the preparation of a joint IDP with Tonbridge and Malling Borough Council. In the meantime, infrastructure providers have been requested to provide an update on any planned works, identified need and pinch points for Sevenoaks District.
- 21 The IDP is a live document and will continue to develop in conjunction with the emerging Local Plan, as sites are identified and more site specific information becomes available. The final version of the IDP will contain a schedule of infrastructure provision, with costs, time horizons, standards of provision and capital programme information. Members will be kept updated on the development of this important document.

Key Sites

- 22 Infrastructure requirements for major development sites coming forward for development in the District will be included in the latest version of the IFS.

Priorities for spending this year

- 23 Notwithstanding the progress on the emerging Local Plan and its associated evidence, there have been no significant alterations to the IDP and the spending priorities for the coming year are proposed to remain largely unchanged. The criteria set out in paragraph 6 of this report continue to be relevant and recommended for approval.

Community Facilities

- 24 The community infrastructure projects identified in our current IDP do not fall within the priority timescales. Most are proposed over a period of 16-20 years and have been given a medium to low priority. It is therefore proposed that the provision of CIL towards community facilities is not an identified priority in this year's IFS.

Flooding

- 25 As the Upper Darent Flood alleviation scheme has not been implemented and the CIL money returned to us, it is recommended that this continues to be a priority.

Highways and Transport

- 26 A number of projects are identified as a high priority and it is recommended that these remain as:
- Swanley transport improvement measures;
 - Junction 3 M25 Swanley - improvements required to address increased capacity and accessibility for pedestrians;
 - Improvements to bus services in and around Swanley;
 - Junction improvements at Bat & Ball;
 - Edenbridge junction improvements; and
 - Edenbridge - sustainable transport improvements.

Utilities

- 27 The following projects should continue to be included as funding priorities, unless evidence is submitted to the contrary:
- Badgers Mount water supply upgrades; and
 - Swanley supply water upgrades.

Health and Social Care

- 28 As previously stated, the increase in the capacity of Otford Health Services has been identified as a high priority. A bid to extend the Kemsing branch received partial funding at the March 2021 CIL Spending Board. However, as development at Fort Halstead will continue to have an impact on Otford Health Services, this should remain a priority.
- 29 In the light of this and the information in the IDP, the additional capacity required for health services in the following areas should be identified as a priority:
- Northern Sevenoaks Health;
 - Swanley;
 - Hextable;
 - Farningham;
 - New Ash Green;
 - Hartley;
 - Fawkham;
 - South Darent;
 - Expansion of GP Practices in Sevenoaks Urban Area; and
 - To increase the capacity of Otford Health Services (related to Fort Halstead).

Agenda Item 8

- 30 Notwithstanding the identified needs in these areas, the relevant healthcare organisations will still need to apply for funding. Inclusion in the IFS does not guarantee that schemes will be fully or partly funded, but will be given weight by the Spending Board. Edenbridge Medical Hub has now received two amounts of CIL funding and is not identified as a future funding priority.

Affordable Housing

- 31 Funding for affordable housing will reflect our current planning policies and Supplementary Planning Documents. The income will be spent in accordance with the appropriate legal agreements and portfolio holder discussions.

Corporate Priorities

- 32 It is proposed that projects which would contribute towards the Council's corporate objectives should remain a priority, particularly projects that support and facilitate the Council's Net Zero ambitions and its mental health and wellbeing agenda.

Education

- 33 Whilst no specific projects are identified in the IDP for the next 5 years, the need for education facilities will be on going over the plan period and subject to change as new development comes forward. It is therefore proposed to include education as a funding priority in the forthcoming IFS.

Broadband

- 34 Infrastructure proposals that seek to improve existing rural broadband services or propose new broadband infrastructure in rural areas will continue to be considered as a priority.

Other options considered and/or rejected

- 35 The provisions of this report are based on the latest available evidence and discussions with officers and members across the Council.
- 36 The Committee could determine that the priorities or projects put forward are not acceptable. This could result in an incomplete IFS being produced by the Council. The Committee could also recommend other priorities that they consider more appropriate.

Key Implications

Financial

There are no financial implications regarding this report.

Legal Implications and Risk Assessment Statement.

There are no legal implications regarding this report.

Equality Assessment

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

Net Zero Implications

Members are reminded of the Council's stated ambition to be Net Zero with regards to carbon emissions by 2030. The decisions recommended in this paper directly impact on this ambition. The impact has been reviewed and there will be a decrease on carbon emissions produced in the district as a result of this decision.

Conclusions

It is requested that the Committee agree to the following:

1. The criteria for prioritising infrastructure projects for funding in the Infrastructure Funding Statement.
2. That the specific projects and types of infrastructure recommended in paragraphs 25-34 of this report are identified in the IFS as having a priority for full or partial funding.

Appendices

Appendix A - Last year's IFS Report to DCAC October 2021 and Cabinet November 2021

Appendix B - Infrastructure Delivery Plan March 2019

Appendix C - Full details of CIL expenditure and Section 106 monies received

Background Papers

[Governance of Community Infrastructure Levy](#) - (Appendix X1) of the Council's Constitution.

Infrastructure Delivery Plan March 2019

Sevenoaks District Council's Supplementary Planning Document; Affordable Housing.

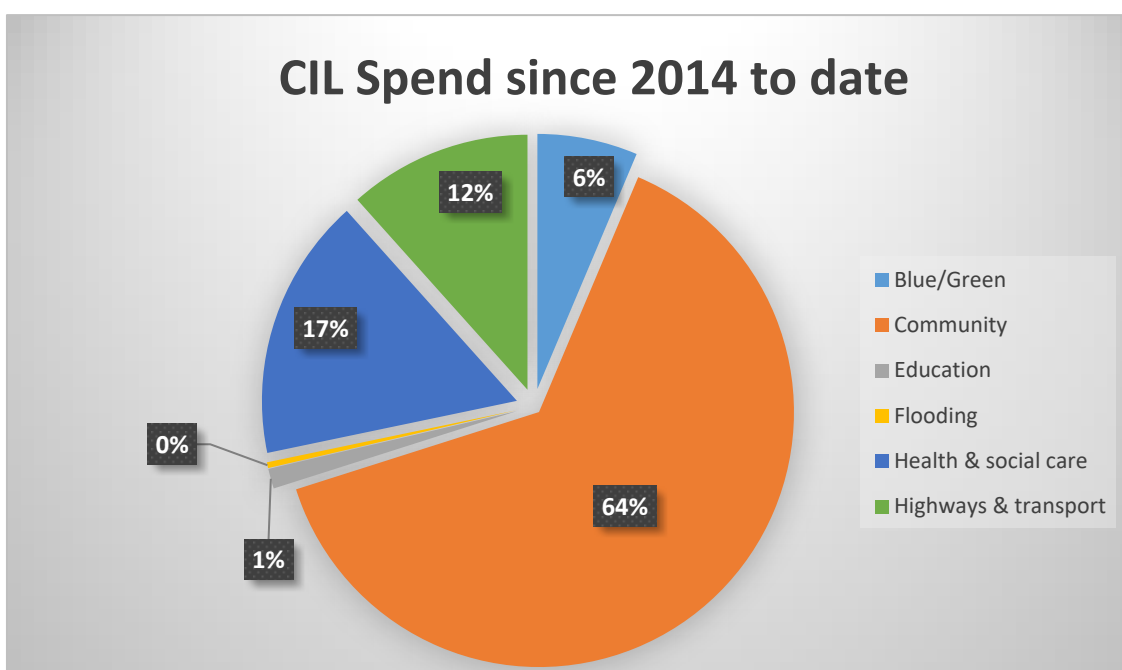
Richard Morris

Deputy Chief Executive, Chief Officer - Planning & Regulatory Services

Appendix C

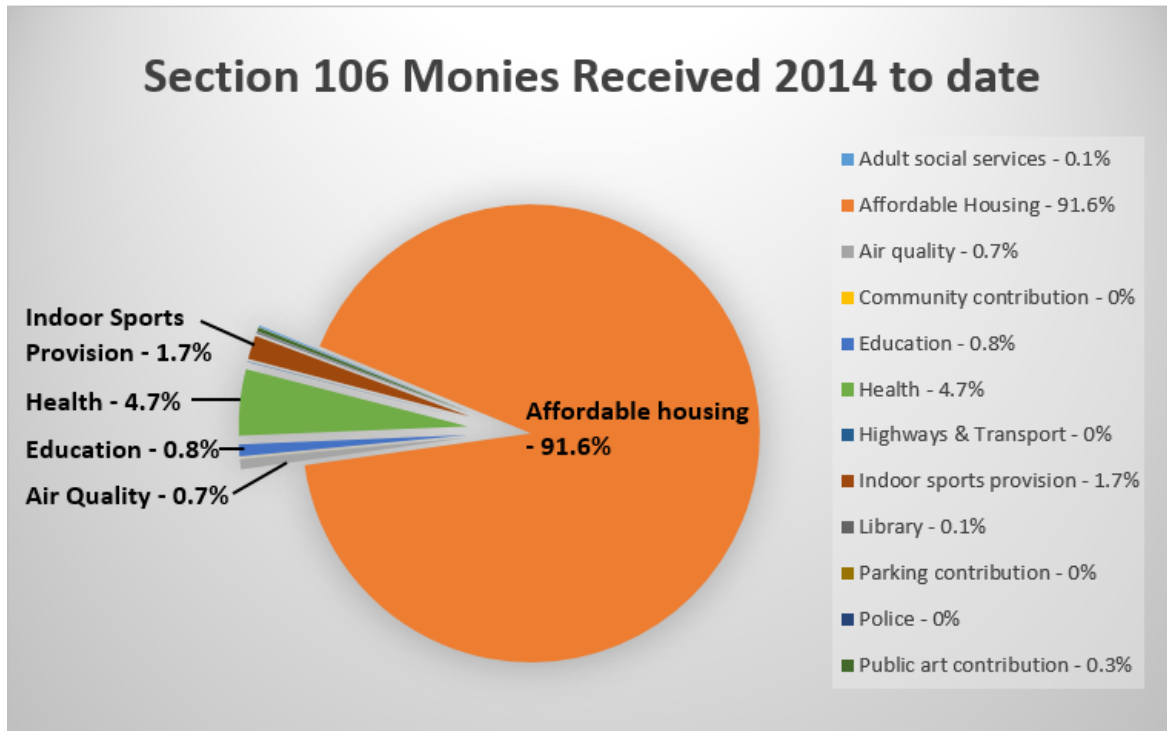
Projects awarded CIL since 2014 to date

Type of Infrastructure	CIL Funds Awarded	Percentage of overall amount
Community Facilities	£5,051,924.00	64%
Highways and Transport	£921,444.48	12%
Health and Social Care	£1,319,880.00	17%
Blue/Green Infrastructure	£504,300.00	6%
Education	£100,000	1%
Flooding	£29,000	0%
Total	£7,926,548.48	



Section 106 funds received between 2014 to date

Type of Infrastructure/facilities	Section 106 funds Received	Percentage of overall amount
Affordable Housing	£8,223,403.62	91.6%
Community Facilities	£975.88	0%
Education (Secondary and Adult)	£75,737.80	0.8%
Adult Social Services	£9589.58	0.1%
Air Quality	£64,837.10	0.7%
Health	£419,455.87	4.7%
Highways and Transport	£3000	0%
Indoor sports	£150,000	2%
Library	£6124.35	0%
Police	£3328.36	0%
Public Art	£25, 055.80	0%
Parking	£280	0%
Total	£8,981,788.36	





SEVENOAKS DISTRICT

INFRASTRUCTURE DELIVERY PLAN

MARCH 2019



CONTENTS

	EXECUTIVE SUMMARY	3
1	INTRODUCTION	4
2	DEFINING INFRASTRUCTURE	6
3	INFRASTRUCTURE PLANNING CONTEXT	8
4	INFRASTRUCTURE FUNDING AND MECHANISMS	12
5	POTENTIAL DEVELOPMENTS IN THE LOCAL PLAN – STRATEGIC SITES IN THE GREEN BELT	15
6	SUMMARY OF KEY INFRASTRUCTURE REQUIREMENTS	18
7	INFRASTRUCTURE COSTS AND NEXT STEPS	23
	APPENDIX A – SCHEDULE OF INFRASTRUCTURE REQUIREMENTS	25

ABBREVIATIONS & ACRONYMS

AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
DBC	Dartford Borough Council
GBC	Gravesham Borough Council
GLA	Greater London Authority
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
KCC	Kent County Council
LBBe	London Borough of Bexley
LBBr	London Borough of Bromley
MUGA	Multi Use Games Area
NPPF	National Planning Policy Framework
NR	Network Rail
PROW	Public Right of Way
SCC	Surrey County Council
SDC	Sevenoaks District Council
SuDS	Sustainable Urban Drainage Systems
TDC	Tandridge District Council
TMBC	Tonbridge and Malling Borough Council
TWBC	Tunbridge Wells Borough Council
WDC	Wealden District Council

EXECUTIVE SUMMARY

The Sevenoaks District Infrastructure Delivery Plan (IDP) is an evidence base document that supports the Local Plan and its objectives. The IDP provides a summary of the infrastructure required for the District, according to the level of development proposed to meet the District’s needs for housing, employment and retail.

The term “infrastructure” is broadly defined to include highways, flood defences, educational facilities, health and social care facilities, community facilities, green blue infrastructure etc. It is expected that where new infrastructure provision or where improvements to existing infrastructure is required, it would be funded through developer contributions (Section 106 Agreements and the Community Infrastructure Levy).

Sevenoaks District Council has been a CIL charging authority since February 2014 and has been charging on qualifying developments since August 2014. The Regulation 123 List adopted in November 2014, sets out the types of infrastructure that CIL could fund. It is the expectation of the Council that CIL will fund the infrastructure required across the District and will only use Section 106 agreements for site specific needs and where strategic sites in the Local Plan are being proposed.

A number of infrastructure providers and delivery partners have been engaged in producing the IDP through extensive consultation and Duty to Co-operate discussions to create the IDP and should be used to demonstrate the types and levels of infrastructure, which may be required to meet any deficiencies in the District.

The IDP will be treated as a “live” document as infrastructure planning is an iterative process and will be reviewed regularly. Additional infrastructure not mentioned in this IDP might be required in order to enable a development as a result to potential changes to plans/strategies or priorities provided by infrastructure providers.

What this document DOES...

- Sets out the known infrastructure deficiencies and needs of the District, and identifies where improvements are required.
- It is an evidence base document for the Local Plan identifying any infrastructure priorities
- It is a live document which will be updated as and when more information is obtained throughout the Local Plan.

What this document DOES NOT do...

- It does not limit the infrastructure that may be sought in order to support development coming forward as part of the Local Plan.

1 INTRODUCTION

The provision of the right infrastructure, serving the right location at the right point in time is essential when considering the sustainable development of communities. The delivery of the correct types of infrastructure should support the Local Plan in providing new homes, employment opportunities and economic growth, viable town centres as well as improving the quality of the environment.

We have taken the view that in order to achieve sustainable communities, the balance of meeting infrastructure requirements must be two-fold;

- Ensuring that there is sufficient capacity to meet the needs of existing residents at this moment in time; and
- Ensuring that additional capacity can be provided to accommodate any future growth across the District.

Planning for infrastructure helps to ensure that there is a common understanding between service providers, developers, local communities, businesses, neighbouring authorities and the District Council as to the local infrastructure needs. This should also provide a clear strategy to how infrastructure will be delivered in tandem with any future development across the District as a whole. Where possible, the Sevenoaks Infrastructure Delivery Plan (IDP) will provide estimated costs associated with each piece of required infrastructure, as well as setting out the proposed timescales to deliver the project.

For the purposes of the Local Plan, the IDP will be treated as a “live” document and will be reviewed regularly, which will be updated when further information is made available to the Council. This may include (but not limited to):

- Updating projects where feasibility assessments and studies becomes available to deliver the infrastructure;
- Where bids have been successful for securing funding at a national, regional or local level; and
- Where the infrastructure project has been completed/delivered.

Purpose of the Infrastructure Delivery Plan

The IDP supports the objectives within our Local Plan and provides commentary on what infrastructure would be required to support future growth and development across Sevenoaks District. The Local Plan sets out the local policies and locations for development for us to create sustainable and cohesive communities, which are served by adequate services, facilities and infrastructure to support the day-to-day needs of the local population.

To assist the delivery of sustainable communities, the IDP identifies the infrastructure requirements across the District and any potential deficits, the priority of the infrastructure to be delivered, details any costs associated with the infrastructure delivery (if known) and how the infrastructure will be funded. The IDP also serves an important role in the review of

the Community Infrastructure Levy (CIL) Charging Schedule and the preparation of our Regulation 123 List. Both of these documents will support how infrastructure will be funded in the future across Sevenoaks District.

For meeting our needs across Sevenoaks District, the preferred development strategy for the Local Plan is:

- Focusing growth in existing settlements, including at higher densities;
- Redevelopment of previously developed land in sustainable locations; and
- Development of greenfield Green Belt land only in “exceptional circumstances” where social and community infrastructure is being proposed in addition to housing, which could help address evidenced infrastructure deficiencies in the area.

Therefore, there is potential for a number of sites that demonstrate “exceptional circumstances” to be included in the Local Plan. The IDP will consider how the infrastructure proposed on these sites will be delivered for the development to come forward.

While we must look at the need for infrastructure within Sevenoaks District, it is essential to note that the need for infrastructure is not confined to the boundaries of the District. Therefore, consideration must also be given to any cross-boundary infrastructure requirements as part of the IDP.

It should be recognised that infrastructure needs are discussed in broad terms and other infrastructure might be required in order to enable a development to go ahead. This might be as a result to changes in national legislation or Government priorities as well as changes in the plans/strategies provided by infrastructure providers.

2 DEFINING INFRASTRUCTURE

Infrastructure can be identified as the various services and facilities that are necessary to help build sustainable communities, which include the delivery of new infrastructure or upgrading of the existing facilities to accommodate additional capacity from either new or existing developments.

The term “infrastructure” is broad and can compass many aspects of social, economic and environment issues. As there is no set definition of infrastructure within the NPPF, we have taken forward the application of infrastructure as set out in the Planning Act 2008 under Section 216(2). This includes:

- Transport schemes;
- Flood defences;
- Water quality;
- Education;
- Health and social care facilities;
- Police and emergency services facilities;
- Community facilities;
- Communications (including broadband); and
- Blue Green infrastructure.

This list is not restrictive and can include utilities (i.e. electricity, gas, and water and wastewater networks). For the purposes of the IDP, the following types of infrastructure could be included within each category described:

Infrastructure Category	Type of Infrastructure / Project
Transport	Road networks Rail networks Bus services Cycling and walking routes Public Rights of Way (PROWs) Car parking facilities (including electric vehicle charging points)
Flood defences	Flood defences and water quality schemes – Blue Green Infrastructure can also provide solutions to mitigate any effects.
Water quality	
Education	Pre-school and nursery schools Primary education Secondary education Post 18 / higher education Adult education Special educational needs
Health and social care facilities	GP surgeries Dental services

	<p>Hospitals and community trusts</p> <p>Mental health services</p> <p>Adult social care services</p> <p>Children’s social services</p>
Police and emergency services facilities	Schemes involving physical infrastructure for the police, fire and rescue services, and ambulance services.
Community facilities	<p>Places of worship</p> <p>Sport venues</p> <p>Playing pitches</p> <p>Meeting places</p> <p>Libraries</p> <p>Cultural buildings</p>
Communications (including broadband)	<p>Telecommunications</p> <p>High speed broadband</p>
Blue Green Infrastructure	<p>Natural / semi-natural open space</p> <p>Parks / country parks</p> <p>Local Wildlife Sites</p> <p>Local Nature Reserves</p>

3 INFRASTRUCTURE PLANNING CONTEXT

National Planning Context

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) stresses the importance of taking a positive, proactive approach to local plan-making and the strategic priorities of an area. The expectation of the NPPF is that local planning authorities look beyond the requirements to meeting housing needs, and focus on creating sustainable communities during the course of the plan period and beyond. This should be extended to consider additional provision for infrastructure, community facilities and transport.

The NPPF is clear that infrastructure should be integrated with future development and that should be considered as part of the plan-making process and should include the provision of infrastructure and community facilities at the local level. The NPPF also highlights the role of developer contributions play in supporting the delivery of infrastructure. Local Plans should set out from the outset the contributions which are expected to come forward from development while not undermining the delivery of the Plan (NPPF paragraph 34)¹.

Planning practice guidance for Local Plans emphasises the importance of engaging with infrastructure providers early in the plan-making process, as it is essential to understand their investment plans, development strategies and critical dependencies. As the PPG states:

“At an early stage in the plan-making process strategic policy-making authorities will need to work alongside infrastructure providers, service delivery organisations, other strategic bodies such as Local Enterprise Partnerships, developers, landowners and site promoters. A collaborative approach is expected to be taken to identifying infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will need to:

- *assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Where deficiencies are identified, policies should set out how those deficiencies will be addressed; and*
- *take account of the need for strategic infrastructure, including nationally significant infrastructure, within their areas.”²*

Guidance also states that the deliverability of infrastructure is an important consideration, to ensure that the Local Plan provides alternative strategies to provide critical infrastructure. The provision of infrastructure must also not affect the viability of development coming forward, including the considering the impact of the Community Infrastructure Levy.

Yet it must be recognised that as a CIL charging authority, SDC does not receive many developer contributions to bring forward necessary infrastructure improvements to meet the demands of development across the District. Therefore it is the firm expectation of the Council that CIL will be used to help provide funding to meet the infrastructure needs of the

¹ National Planning Policy Framework 2019

² National Planning Practice Guidance (March 2019) – Plan Making (Paragraph 59 Reference ID: 61-059-20190315)

District, while considering the appropriate use of Section 106 to deliver site specific improvements and bring forward infrastructure on strategic sites proposed in the Local Plan (see Chapter 5). This approach between CIL and Section 106 agreements is consistent with the Council's Regulation 123 List.

Local Planning Context

The Local Plan sets out the strategic priorities of Sevenoaks District, and considers a number of non-strategic policies to manage development, as well as influence the provision of infrastructure to meet both the existing community and the new development. The IDP forms part of the evidence base to support the Local Plan and outlines the infrastructure requirements to mitigate the impacts of development, whether that is the provision of new infrastructure or upgrading the existing facilities. This can be dealt with at a strategic level, while seeking specific improvements through design guidance on particular development sites allocated in the overall Local Plan.

Preparation of the IDP

National guidance stresses the importance of engaging with infrastructure partners early in the Local Plan process, so local authorities can understand their future development and investment plans for an area during the course of the plan period. By engaging early, local authorities can also understand the existing deficiencies in infrastructure in relation to the development site allocations proposed in the Plan.

In October 2015, a revised Infrastructure Delivery Plan was produced by Sevenoaks District Council to monitor infrastructure delivery against the Core Strategy as well as considering any deficiencies in infrastructure across the District. Infrastructure providers submitted responses based on the District's housing requirements in the Core Strategy (3,300 units) up to 2026.

However, the District's housing needs have increased significantly. Our Strategic Housing Market Assessment (SHMA) published in late 2015, suggested that 12,400 homes (620 units per annum) were required over the new plan period. This has been since superseded by the revised NPPF and the Government's standardised methodology for calculating housing need (February 2019) which has increased the District's housing need to 13,960 homes (698 units per annum) over the new plan period.

Therefore, a revision to the Infrastructure Delivery Plan was essential to form part of the Local Plan evidence base to reflect the revised housing needs of the District. It is also important to identify any potential deficiencies in local infrastructure, and any potential costings that might be associated to its delivery.

Process of Engagement

Throughout the preparation of the Local Plan, we have consulted widely and engaged with a number of infrastructure providers and delivery partners including (but not limited to):

- Kent County Council (including Public Health, Economic Development, Highways, Education, Planning, Waste and Minerals, Public Rights of Way etc.)
- Highways England
- Network Rail
- Bromley / Dartford, Gravesham & Swanley / West Kent Clinical Commissioning Groups
- Transport for London
- Greater London Authority
- Environment Agency
- Natural England
- Historic England
- Education & Skills Funding Agency
- Kent Police and Kent Fire & Rescue
- National Grid
- UK Power Networks
- South East Water
- Southern Water
- Thames Water
- Arriva Buses
- Go-Coach Buses
- Southeastern Railway
- Govia Thameslink Railway

Infrastructure providers and delivery partners were contacted on 16th July 2018 following the publication of the Draft Local Plan; a second Regulation 18 consultation which detailed the potential development sites that could be taken forward with the District's housing need figure. A further letter was sent to infrastructure and service providers on 1st August 2018, asking them for further information on any potential infrastructure improvements, which would be required to meet the needs of future development in the District. This could be site-specific or District-wide improvements. Any responses received as part of the Draft Local Plan consultation were included as considerations for the Infrastructure Delivery Plan.

The responses were assessed and categorised to produce the full Infrastructure Schedule to support the development of the Local Plan. The categorisation of infrastructure was based on the type of infrastructure (outlined in Section 2), before considering how the infrastructure would be delivered over the course of the Plan period.

- *Timescale – infrastructure providers giving a estimate to when a infrastructure project would be delivered over the Plan period:*

- 1-5 years (expected to be delivered between 2015-2020)
 - 6-10 years (expected to be delivered between 2021-2025)
 - 11-15 years (expected to be delivered between 2026-2030)
 - 16-20 years (expected to be delivered between 2031-2035)
- *Priority – infrastructure providers giving an indication on how likely the infrastructure project would be delivered to support development.*
 - *Critical – the infrastructure project would have to be delivered prior to any development in order to support it*
 - *High – the infrastructure project would have to be delivered in tandem with the development in order to support it*
 - *Medium - the infrastructure project would support the delivery of development but there no plans to bring it forward in the immediate future (1 – 10 years)*
 - *Low - the infrastructure project would support the delivery of development but there no plans to bring it forward within the Plan period.*
 - *Risk to Delivery – while infrastructure providers may have the statutory right to carry out the infrastructure project, there could be a potential risk to delivering it. This could include landownership issues, uncertainty over funding streams and other factors.*
 - *High – based on the information submitted, it is highly unlikely that the infrastructure project will be delivered within the Plan period due to the uncertainty of funding / landownership issues etc.*
 - *Medium – based on the information submitted there is a possibility that the infrastructure project may be delivered by the provider.*
 - *Low – it is highly likely that the infrastructure project will be delivered within the Plan period as there are little or no issues with funding or landownership*
 - *Funding Position – a summary of how the infrastructure would be funded. The statement also includes whether any funding has been secured or sought through capital investment.*

A summary of the responses received can be found in Chapter 6. The full infrastructure schedule can be found in Appendix A of this evidence paper.

4 INFRASTRUCTURE FUNDING AND MECHANISMS

Where new infrastructure or infrastructure improvements are required, from the result of new development, the planning system allows, through planning obligations, for developers to provide or appropriately contribute towards, the provision of this new or improved infrastructure. Local planning authorities have a number of options available to them when considering the funding of infrastructure. In the context of the Sevenoaks District, the following approach to funding and delivering infrastructure is as follows:

- 1) Using contributions collected through CIL to provide funding to deliver the necessary infrastructure (where funding gaps are identified);
- 2) To secure site-specific improvements (including strategic sites infrastructure) through a Section 106 agreement where justified;
- 3) Look to secure funding to deliver infrastructure through partnership working via third party sources (e.g. central Government programmes, Local Enterprise Partnerships, agencies and other public bodies)

Using CIL Contributions

The Community Infrastructure Levy (CIL) allows local authorities to set rates on specific types of development to raise capital for the purposes of delivering infrastructure for the area. The levy is set out in the local authority's Charging Schedule. The Charging Schedule sets out the rates for qualifying developments and how contributions are calculated. The Charging Schedule gives developers a clear understanding of what contributions are expected to fund infrastructure across the District.

CIL can only be used for infrastructure, and is expected to be raised on mainly residential developments in the District. The Government has placed automatic exemptions on particular types of development where the levy cannot be sought.

It must be noted that there is a clear expectation that CIL will be used to provide infrastructure as SDC does not receive many developer contributions through Section 106 agreements. The IPD and the Council's Regulation 123 List will inform the types of infrastructure that can be delivered through CIL contributions. For the purpose of clarity, SDC is aware that CIL will not be able to fully fund all infrastructure requirements across the District.

Under the CIL Regulations, the District Council is required to pass a percentage of CIL contributions collected in the parish to the relevant town or parish council where qualifying development has occurred. The proportion of how much is passed to the relevant town/parish council is dependent on whether the town or parish council has a neighbourhood plan in place.

However, in November 2014, the Council agreed that all town and parish councils within the District will receive 25% of contributions collected in their parish area, regardless of charging area and whether a neighbourhood plan is in place. This would be calculated against the top

CIL charging rate (£125 per sq. m.), resulting in discretionary “top-up” payments being made by the Council. Further information on the total value of CIL collected by the Council and the total values of contributions being passed to Town and Parish Councils can be found on our website (www.sevenoaks.gov.uk/cil).

Where town and parish councils have received payments from SDC, they can spend their proportion of CIL on local infrastructure needs, which would mitigate the impacts of development in the parish area.

The remaining proportion of CIL is allocated to local and strategic infrastructure projects across Sevenoaks District. This is administered by the Council’s CIL Spending Board. Infrastructure providers, town and parish councils or interested third parties are invited to bid for “top up” funding to deliver the infrastructure project. This is conducted through an application bidding process where applicants must provide:

- The need for the scheme being proposed;
- Information that the project demonstrated clear social, economic and environmental benefits;
- Whether any match funding has been secured to deliver the proposal;
- Whether planning permission is required to deliver the project or whether the applicant has permitted development rights to carry out the project;
- Whether the project will be delivered by multiple organisations; and
- Whether the project has support from the local community.

However, it is important to note that we still maintain the right as a Charging Authority to review and revise the Charging Schedule and CIL Governance procedures to reflect the need for infrastructure in District, without prejudicing the viability of development coming forward.

Planning Obligations and Section 106 Agreements

The application of planning obligations assist in mitigating the impacts of unacceptable development to make it more acceptable in planning terms. This can include the provision of affordable housing or providing specific infrastructure improvements for that development. This could include:

- The provision of physical infrastructure on site;
- The availability of land for the infrastructure to be developed; or
- The developer providing financial contributions to aid the delivery of infrastructure or contribute to the necessary infrastructure improvements.

Section 106 agreements are legal documents detailing the planning obligations agreed between the local planning authority and the developer, and any other third party that is required for the development to occur. Third parties could include:

- Clinical Commissioning Groups
- Local Education Authority
- Local Highway Authority
- Highways England (in relation to the Strategic Road Network)
- Lead Local Flood Authority or the Environment Agency
- Emergency services (Police and Fire & Rescue)

As it is expected that CIL will aid the delivery of infrastructure across the District, the Council will only use Section 106 agreements to bring forward any site specific improvements where required. Section 106 agreements will also be used to deliver infrastructure on strategic sites allocated in the Local Plan (see Chapter 5). This approach is broadly consistent with the Council's Regulation 123 List on how infrastructure will be delivered.

Other Sources (Third Party Organisations and Agencies)

While developers and local authorities work to deliver a development scheme, local authorities also work with a number of public bodies, organisations and agencies to help secure funding for the delivery of infrastructure. Organisations could include:

- Central Government departments (e.g. Department for Health, Department for Education, Department for Transport, Ministry for Housing, Communities and Local Government);
- NHS Trusts and Clinical Commissioning Groups;
- Skills and Funding Education Agency;
- Environment Agency;
- Kent County Council;
- Homes England etc.

It is likely that should funding come forward to deliver these projects it may come forward as part of the provider's Capital Forward Programme and/or Asset Management Plan. These documents highlight the delivery of new infrastructure or maintenance/improvements to existing infrastructure provision, how it will be delivered, the potential funding gaps (where applicable) and the timeframes for delivery.

The NPPF places great weight on the Duty to Cooperate between the local authority and other organisations that are integral to the plan-making process to ensure that local and cross-boundary infrastructure issues are addressed adequately. Where funding and support is sought from third party organisations, the delivery of necessary infrastructure is dependent on a national or regional bidding process where a number of criterion may be considered against the need for the infrastructure proposed. This is usually reserved for "stalled" development sites (i.e. sites that are unable to progress unless the necessary infrastructure is provided) or Nationally Significant Infrastructure Projects (NSIPs) (such as the Lower Thames Crossing for example).

5 POTENTIAL DEVELOPMENTS IN THE LOCAL PLAN – STRATEGIC SITES IN THE GREEN BELT

As set out in the Introduction section to this document, we have consulted widely on defining the preferred development strategy for the Local Plan mainly:

- Focusing growth in existing settlements, including at higher densities;
- Redevelopment of previously developed land in sustainable locations; and
- Development of greenfield Green Belt land only in “exceptional circumstances” where social and community infrastructure is being proposed in addition to housing, which could help address evidenced infrastructure deficiencies in the area.

We have been clear throughout the plan-making process that, should development be allocated in the Local Plan on green field Green Belt land, we expect that infrastructure improvements should provide a wider community benefit to meet a defined existing need and not just be confined to the proposed development.

During the Local Plan process, a number of green field Green Belt sites have been submitted to the Council. Overall, twelve strategic sites were consulted on as part of our Draft Local Plan (Regulation 18) consultation during Summer 2018 given the constrained nature of the District (93% Green Belt and 60% Area of Outstanding Natural Beauty).

For the Regulation 19 Proposed Submission Version of the Local Plan, the following strategic sites in the Green Belt have been proposed for allocation:

- Sevenoaks Quarry, Sevenoaks;
- Land at Skinners Land, Edenbridge (formally identified as Land South and East of Four Elms Road, Edenbridge);
- Pedham Place, Swanley (as a Broad Location for Growth)

Despite Pedham Place being located in strongly performing Green Belt, it has been considered that the scheme could have the potential to deliver a comprehensive infrastructure offer, which could assist in the regeneration of Swanley. Whilst the proposed development site have the potential to perform against sustainability objectives, further information is required. Therefore it has been recommended to identify the location as a “broad location for growth”, rather than formally designating it as a development site allocation in this current Local Plan. The site will be reviewed as part of any future Local Plan review.

A summary of the infrastructure offer for the three strategic sites in the Green Belt for potential allocation has been provided. The table also includes the site at Fort Halstead, Halstead as it is a significant mixed-use allocation within the Local Plan. It should be noted that the infrastructure proposed is likely to be secured through S106 agreements, as the on-site delivery is a key part of the rationale for the development of these sites:

Site Name	No. of Units Proposed	Site Area (Ha)	Social & Community Infrastructure Proposed by the promoter
Sevenoaks Quarry	600	94.0	<ul style="list-style-type: none"> • New Leisure Lake/centre for water sports • Mixed use lake-side facilities • Lake-side park and associated open green space for leisure, drainage and nature • New pedestrian and cycle connections within and beyond the site • Improved linkages to improved community infrastructure around Bat and Ball station and employment opportunities on the Vestry estate (as part of the Sevenoaks Northern Masterplan) • Contributions towards education and health facilities
Pedham Place, Swanley	2,500	117.6	<ul style="list-style-type: none"> • New homes including affordable homes and accessible homes for the vulnerable and elderly • A new leisure centre • Revitalised golf course, all-weather sports pitches and other indoor and outdoor leisure facilities • Employment space including village shops and amenities, purpose built office space and a hotel • Village Green and local centre with greenspace, healthcare provision and community use buildings • Junior school, nursery and all-ages special needs (PSCN) school • Green infrastructure/public access open space • Positive enhancement of the wider natural landscape
Land South and East of Four Elms Road, Edenbridge	515	27.2	<ul style="list-style-type: none"> • Land for medical services (a new combined GP surgery and hospital) • Land for education use (a new secondary school) • Public open space (including allotments and provision of a linear greenway)

Agenda Item 8

Sevenoaks Infrastructure Delivery Plan (March 2019)

			<ul style="list-style-type: none"> • Land and funding for new roundabout junction and internal spine road to the school and medical services sites
Fort Halstead, Halstead	300 (plus 450 with planning permission)	62.5	<ul style="list-style-type: none"> • New primary school • On-site community facilities including village shop, café and space for a satellite GP surgery • Formal and informal open space • Provision and enhancement of pedestrian, cycling and public transport infrastructure

6 SUMMARY OF INFRASTRUCTURE REQUIREMENTS

The following summary is provided on the evidence received by the Council, with a full schedule of infrastructure required over the Plan period in Appendix A. Either this information was provided during the IDP Call for Evidence exercise or representations submitted to previous Local Plan consultations:

- Regulation 18 Local Plan Issues & Options consultation (June 2017)
- Regulation 18 Draft Local Plan consultation (July 2018)
- Regulation 19 Proposed Submission Version of the Local Plan consultation (December 2018)

Representations made to the Local Plan consultations can be found on the Council's Planning Policy consultation portal (<http://planningconsult.sevenoaks.gov.uk/consult.ti/>)

We will continue to work with infrastructure providers and delivery partners throughout the plan-making process. We also commit to continuous engagement with partners to identify and deliver further infrastructure improvements as development comes forward during the lifespan of the plan and during any part of a future Local Plan review.

Infrastructure planning is an inherently uncertain process as infrastructure partners and providers plan to different timeframes to the plan period to be covered by the new Local Plan. Therefore, it has been difficult to ascertain beyond the next five years or to gain information the amount of infrastructure required to deliver the Local Plan. Information on the cost of infrastructure provision has been particularly difficult to gain.

This is the latest version of the IDP accounting for the potential growth in the new Local Plan, since the Core Strategy Infrastructure Delivery Schedule (February 2011). It is anticipated that this IDP will be updated on a regular basis, where further information is made available. This would reflect the changing nature and demands of infrastructure to support the delivery of development within the District. This may include:

- Updating projects where feasibility assessments and studies becomes available to deliver the infrastructure;
- Where bids have been successful for securing funding at a national, regional or local level; and
- Where the infrastructure project has been completed/delivered.

Transport

- **KCC Highways (Jan 2019)** - the local highways authority for Sevenoaks District. KCC Highways recognises the significant growth that is planned across the District, especially concerning the larger potential development sites. It has been commented on that a number of development sites proposed in the Local Plan will create accessibility, capacity issues on the local highway network and at key local junctions.

KCC Highways have identified that further work will be required before development sites are bought forward in the Local Plan. This includes further information from site promoters (i.e. Transport Assessments and modelling) before recommendations for highways improvements can be provided.

- **Transport for London (Jan 2019)** – responsible for cross-boundary bus services and manage the Transport for London Road Network (TLRN). While there are no specific infrastructure improvements, TfL support future devolution of rail services, while looking for financial contributions for bus and rail services from developments located close to the Greater London boundary.
- **Highways England (Jan 2019)** – responsible of managing and operating the Strategic Road Network (i.e. the Trunk Road and Motorway Network in England). It was noted in the response that improvements to M23 Junctions 3-5, M20 Junctions 1-3 and the A21 (from M25 to A225 junction) would need to be considered if development were to go ahead.
- **Network Rail (Sept 2018)** – the statutory organisation that maintains and upgrades the physical railway infrastructure. Network Rail recognise the scale of development proposed in the Local Plan and the impact that it might have on current railway infrastructure (i.e. requirements for new infrastructure, station improvements and increasing capacity through better rolling stock). Network Rail also noted that the Department for Transport will be announcing the winner of the new South Eastern rail franchise in late 2018. Further rail capacity improvements are also likely to come through the new franchisee.

Flooding and water quality

- **Environment Agency (Jan 2019)** – statutory body that has responsibility over managing the environment and flooding from main rivers, reservoirs and estuaries. A number of projects have been identified over the new Plan period including increasing floodplain storage, remedial works to flood relief channels and scoping for the construction of floodwalls in key locations to protect residents and businesses.

Education

- **KCC Education (Jan 2019)** – the local education authority for Sevenoaks District. KCC Education recognises the significant growth that is planned across the District, especially with regards to the larger potential development sites. A number of new schools (both primary and secondary education) would be required, as well as a number of expansions to existing schools over the new Plan period.
- **KCC Community Learning & Skills Services (Jan 2019)** - while there are no specific projects identified to meet the potential demand from proposed development in the Local Plan, it would expect funding to meet the demands.

Health and social care

- **West Kent Clinical Commissioning Group (Sept 2018)** – the body which has delegated co-commissioning responsibilities with general practices and takes a strategic role in planning for medical services across the south of the District. WKCCG recognise the pressures that increased development will bring to their 7 GP practices in the District. Further work is being carried out to assess the impacts of the proposed development sites in the Draft Local Plan.
- **Dartford, Gravesham and Swanley Clinical Commissioning Group (Jan 2019)** - the body which has delegated co-commissioning responsibilities for general practices and takes a strategic role in planning for medical services across the north of the District. DGS CCG is looking to expand medical/health services to address the pressure that increased development will create for their 7 GP practices in the North District. Particularly they are wanting to create of a “health and wellbeing centre” in Swanley and further expand existing GP facilities where required. Further details to be provided once available.
- **Bromley Clinical Commissioning Group (Sept 2018)** – while the Bromley CCG area does not fall within the boundaries of Sevenoaks District, the organisation recognises that a number of potential development sites proposed in the Draft Local Plan would influence a number of Bromley GP practices. Further information might become available as the Local Plan advances.
- **KCC Social Care Services (Jan 2019)** – while there are no specific projects identified to meet the potential demand from proposed development in the Local Plan, it would expect funding to meet the demands.

Police and emergency services

No infrastructure proposals or comments have been provided to date from the appropriate infrastructure providers

Community infrastructure

- **KCC Libraries (Jan 2019)** - while there are no specific projects identified to meet the potential demand from proposed development in the Draft Local Plan, it would expect funding to meet the demands.
- **KCC Youth Services (Jan 2019)** - while there are no specific projects identified to meet the potential demand from proposed development in the Draft Local Plan, it would expect funding to to meet the demands.

Communications (including broadband)

No infrastructure proposals or comments have been provided to date from the appropriate infrastructure providers

Blue green infrastructure

No infrastructure proposals or comments have been provided to date from the appropriate infrastructure providers

Other (including utilities)

- **National Grid (Sept 2018)** – operates the high voltage electricity transmission system in England and Wales, as well as the gas transmission system. No infrastructure improvements were indicated.
- **UK Power Networks (Sept 2018)** – a distribution network operator for electricity covering South East England, the East of England and London. The organisation states that there are no infrastructure improvements required for the District.
- **Historic England (Jan 2019)** – statutory body for the historic environment in England. It was noted that no infrastructure requirements are necessary but support the Infrastructure Delivery Plan. Where infrastructure improvements are necessary in historic environments, appropriate assessments are required before works are carried out.
- **Southern Water (Jan 2019)** – statutory wastewater undertaker for the south of the District. Indicated that some additional investment into the wastewater network in Edenbridge would be required following the inclusion of a strategic site in Edenbridge being included in the Local Plan.
- **South East Water (Sept 2018)** – submitted comments through the Local Plan consultations. Published their Draft Water Resources Management Plan in May 2018, which looks at water resources up to 2080. It is noted that little infrastructure will be required as projected housing growth in the District falls broadly within their projected growth forecasts.
- **Thames Water (Jan 2019)** - a water provider to the north of the District. Thames Waters recognise the development ambitions that the Local Plan is seeking to address but has suggested that little infrastructure would be required as the projected housing growth in the District falls broadly within their projected growth forecasts.

It has been demonstrated that a number of infrastructure improvement will be required over the course of the plan period to facilitate development. Furthermore, it is clear there are no large-scale infrastructure requirements which would inhibit development coming forward or be required to unlock development in the Local Plan.

Due to the limited scale of development proposed in the Local Plan, there are no requirements for large scale infrastructure developments or Nationally Significant Infrastructure Projects for this Local Plan. However, large scale infrastructure developments may be required if the infrastructure needs of the District change. The IDP will be under continual review to reflect the needs and infrastructure requirements over the plan period.

7 INFRASTRUCTURE COSTS AND NEXT STEPS

Throughout the process, it was expected that infrastructure providers would be able to provide indicative costs for schemes where known. Appendix A sets out the information that we have received to determine the levels of funding required, as well as how the scheme would be funded.

As a CIL charging authority, SDC does not receive many developer contributions to bring forward necessary infrastructure improvements to meet the demands of development across the District. To reiterate, the Council’s strategy for funding and delivery infrastructure is as follows:

- 1) Using contributions collected through CIL to provide funding to deliver the necessary infrastructure (where funding gaps are identified);
- 2) To secure site-specific improvements (including strategic sites infrastructure) through a Section 106 agreement where justified;
- 3) Look to secure funding to deliver infrastructure through partnership working via third party sources (e.g. central Government programmes, Local Enterprise Partnerships, agencies and other public bodies)

This exercise has demonstrated that there are requirements to upgrade, improve or provide new infrastructure over the Plan period to meet the development needs of Sevenoaks District. The exercise also shows that the delivery of development proposed in the Local Plan would not be undermined, as there are no “showstoppers” with infrastructure delivery.

There are clear links between the strategic sites and the infrastructure suggested to meet a localised need, as demonstrated by the three strategic sites that are proposed to be allocated in the Local Plan:

Site Name	No. of Units Proposed	Key Social & Community Infrastructure Proposed by the promoter
Sevenoaks Quarry	600	Leisure lake, recreation uses and leisure
Pedham Place, Swanley	2500	Leisure centre, local centre, primary and secondary schools and a special needs (PSCN) school
Land South and East of Four Elms Road, Edenbridge	515	Integrated hospital and GP facility, secondary school and improved access to Edenbridge Town station
Fort Halstead, Halstead	300 (plus 450 with planning permission)	New primary school, on-site community facilities including village shop, café and space for a satellite GP surgery, open space, provision and enhancement of pedestrian, cycling and public transport infrastructure

The IDP will play a significant role in how infrastructure will be delivered and the funding mechanisms to support its delivery. Overall, this IDP will help in determining the developer contributions required, as well as providing a rolling evidence base to establish the underlying infrastructure needs of the District.

However, this means that the delivery of an infrastructure scheme could benefit from a variety of funding sources in the future should one source not be sufficient. This could include the pooling of funding from a number of schemes or sources to fund strategic infrastructure improvements, as appropriate. We will continue to engage with infrastructure providers to ensure that costs are considered and reviewed when determining funding through developer contributions.

The Sevenoaks IDP forms one part of the overall evidence base to support the emerging Local Plan. As the delivery of infrastructure is dependent on the delivery of housing, it is essential to ensure that the IDP is kept up to date and reviewed regularly when new information becomes available.

Appendix A – Schedule of Infrastructure Requirements

The following schedule is a result of information that is currently available. The schedule will be updated accordingly where new information is provided or there is an update to the existing scheme. The criteria used to determine the priority, timescale, risk to delivery and funding position can be found in Section 3 “Infrastructure Planning Context”.

Infrastructure Type	Project Title	Project Justification	Priority	Timescale	Delivery Body	Risk to Delivery	Estimated Associated Costs (if known)	Funding Mechanism
Community Facilities (CF)								
CF	New Library Provision at Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Community Learning and Skills, Youth Services and Families & Social Care.	Low	16-20 years	KCC Libraries	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
CF	Enhancement of Swanley Library	The additional demand could be accommodated through the enhancement of facilities at Swanley Library and the provision of additional Book stock.	Medium	16-20 years	KCC Libraries	Medium	£214,800	Community Infrastructure Levy and other funding sources.
CF	New Library Provision in the Halstead/ Knockholt area	The nearest existing library is Riverhead, but this would be incapable of meeting the expected demand from this development. Funding could be used to enhance facilities and book stock at Sevenoaks Library, but this is some distance from the proposed development. Alternatively, it may be possible that additional provision could be made	Low	11-15 years	KCC Libraries	Medium	£106,900	Community Infrastructure Levy and other funding sources.

		through the delivery of community facilities on-site.						
CF	Enhancements of Libraries in Sevenoaks area	The nearest libraries are Riverhead and Seal. On their own, these libraries may not be capable of meeting the expected demand from development. Whilst some enhancement of facilities and book stock might be possible at Riverhead and Seal libraries, the alternative would be to enhance the facilities and book stock at Sevenoaks Library.	Medium	11-15 years	KCC Libraries	Medium	£264,000	Community Infrastructure Levy and other funding sources.
CF	Enhancement of Edenbridge Library	Facilities and book stock at Edenbridge Library could be delivered to meet the demand generated by development.	Medium	11-15 years	KCC Libraries	Medium	£85,500	Community Infrastructure Levy and other funding sources.
CF	Enhancements of libraries in the New Ash Green/Hartley area	Facilities and book stock at New Ash Green and Hartley libraries could be delivered to meet the demand generated by development.	Medium	11-15 years	KCC Libraries	Medium	£33,000	Community Infrastructure Levy and other funding sources.
CF	Provision of New Youth Service Facilities - Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Library Services, Community Learning & Skills and Families & Social Care.	Low	16-20 years	KCC Youth Services	Medium	Unknown	Community Infrastructure Levy and other funding sources.
CF	Youth Services - Swanley/Hextable area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£51,600	Community Infrastructure Levy and other funding sources.

CF	Youth Services - Hartley/New Ash Green area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£7,500	Community Infrastructure Levy and other funding sources.
CF	Youth Service Provision - Halstead/ Knockholt area	Provision of new facilities on site through any community facilities that are delivered, or as stand-alone building located centrally to the development.	Low	16-20 years	KCC Youth Services	Medium	£18,500	Community Infrastructure Levy and other funding sources.
CF	Youth Service Facilities - Sevenoaks area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£72,000	Community Infrastructure Levy and other funding sources.
CF	Youth Service Facilities - Edenbridge area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Youth Services	Medium	£17,700	Community Infrastructure Levy and other funding sources.
Education (E)								
E	Primary Education - Edenbridge	Number of dwellings proposed in Edenbridge planning area is 442, resulting in a generated demand of up to 118 pupils. The Commissioning Plan for Education in Kent 2018-22 currently shows that the requirement for up to 0.6 FE additional provision to meet the demand generated by this planned development could be accommodated within the Sevenoaks Rural South West planning group for primary schools.	Medium	11-15 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.

E	Primary Education - New Ash Green/Hartley	Up to 164 new dwellings in the Hartley/Fawkham/New Ash Green, area would generate up to 46 primary pupils. The Commissioning Plan for Education in Kent 2018-22 currently shows that the requirement for up to 0.2 FE additional provision to meet the demand generated by this planned development could be accommodated within the West Kingsdown, Hartley & New Ash Green planning group for primary schools.	Low	16-20 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.
	Primary Education - Sevenoaks Urban Area	Up to 1,287 new dwellings would generate up to 360 primary pupils. Requirement for up to 1.7FE additional provision to meet the demand generated by planned development. Suggestion that a new primary school could be provided within any future development of the Sevenoaks Quarry site (ST2-13)	Medium	11-15 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.
E	Primary Education - Swanley/Hextable	Up to 1,021 new dwellings would generate up to 286 primary pupils. Requirement for up to 1.4FE additional provision to meet the demand generated by planned development. Development in the Swanley & Hextable area has the potential to impact on both primary and secondary schools within the Dartford area. There are 3 primary and 3 secondary schools within the Wilmington and Joydens Wood areas closest to Swanley and Hextable whilst slightly further afield there are an additional 6 primary and 3 secondary schools.	Medium	11-15 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.

E	Primary Education - Pedham Place (Broad location for growth)	Number of dwellings proposed at Pedham Place is 2500 units, resulting in a generated demand of up to 700 pupils. The development would require the provision of up to 3.3FE. It is also of a sufficient scale and size to be capable of on-site provision of 2 new 2FE schools which could some of the demand generated by allocated development within the Swanley & Hextable Area.	Low	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
E	Primary Education - Halstead / Knockholt area	Up to 563 new dwellings would generate 158 primary pupils. The Commissioning Plan for Education in Kent 2018-22 currently shows that there is some spare capacity within the Halstead & Knockholt planning group for primary schools. However, the requirement for up to 0.75 FE additional provision to meet the demand generated by this planned development would, in conjunction with the consented development for DRA Fort Halstead, would exceed this capacity requiring up 1.5FE new provision within the area.	Low	16-20 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.
E	Secondary Education - Sevenoaks Urban Area	Up to 563 new dwellings would generate up to 257 secondary pupils. Requirement for up to 1.7FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.

E	Secondary Education - Pedham Place (Broad location for growth)	Number of dwellings proposed at Pedham Place is 2500 units, resulting in a generated demand of up to 500 pupils. The development would require the provision of up to 3.3FE and justify the provision of a new 4FE school. However, It is of a sufficient scale and size to be capable of delivering a 6FE school on-site provision that would provide additional capacity to accommodate demand from allocated development across the wider North Sevenoaks area.	Low	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
E	Secondary Education - Edenbridge	Number of dwellings proposed in Edenbridge planning area is 442, resulting in a generated demand of up to 84 pupils. Requirement for up to 0.6FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	KCC Education	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
E	Secondary Education - Swanley/Hextable	Up to 1,021 new dwellings would generate up to 204 secondary pupils. Requirement for up to 1.4FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development. Development in the Swanley & Hextable area has the potential to impact on both primary and secondary schools within the Dartford area. There are 3 primary and 3 secondary schools within the Wilmington and Joydens	Medium	16-20 years	KCC Education	Medium	Unknown	Community Infrastructure Levy and other funding sources.

		Wood areas closest to Swanley and Hextable whilst slightly further afield there are an additional 6 primary and 3 secondary schools.						
E	Secondary Education - New Ash Green/Hartley	Up to 164 new dwellings would generate up to 33 secondary pupils. Requirement for up to 0.2FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	16-20 years	KCC Education	Medium	Community Infrastructure Levy and other funding sources.
E	Secondary Education - Knockholt/Halstead	Up to 563 new dwellings would generate up to 113 secondary pupils. Requirement for up to 0.75FE additional provision to meet the demand generated by planned development along with a further 0.55FE to meet the demand generated by the consented development for DRA Fort Halstead. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.	Medium	16-20 years	16-20 years	KCC Education	Medium	Community Infrastructure Levy and other funding sources.
E	New Community Learning Facility at Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Library Services, Youth Services and Families & Social Care.	Low	16-20 years	KCC Community Learning & Skills	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.

E	Community Learning Facilities - Hartley/New Ash Green area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Community Learning & Skills	Medium	£5,100	Community Infrastructure Levy and other funding sources.
E	Community Learning Facilities - Swanley/Hextable area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Community Learning & Skills	Medium	£32,500	Community Infrastructure Levy and other funding sources.
E	Community Learning Facility - Halstead/Knockholt area	Provision of new facilities on site through any community facilities that are delivered or as stand-alone building located centrally to the development.	Low	16-20 years	KCC Community Learning & Skills	Medium	£17,100	Community Infrastructure Levy and other funding sources.
E	Community Learning Facilities - Sevenoaks Urban Area	Enhancement of existing facilities to accommodate demand generated by development.	Medium	16-20 years	KCC Community Learning & Skills	Medium	£38,400	Community Infrastructure Levy and other funding sources.
E	Community Learning Facilities - Edenbridge	Enhancement of existing facilities to accommodate demand generated by development.	Medium	16-20 years	KCC Community Learning & Skills	Medium	£13,100	Community Infrastructure Levy and other funding sources.
Flooding (F)								
F	Upper Darent Flood Alleviation Scheme	The communities of Westerham, Brasted and Sundridge are all at risk of flooding from the River Darent. A suite of local, low cost interventions are the most cost effective way of reducing flood risk to these communities. Some works have already successfully been implemented in partnership with Kent County Council and local communities but further works are required to reduce the risk further.	High	6-10 years	Environment Agency	Low	£330,000	Granted CIL funding from the CIL spending Board to complete the scheme.

		Works proposed as part of the scheme include the following improvements: New channels and watercourses; Improved drainage; Enhanced flood embankments; and natural flood management measures at a number of locations						
F	Brasted Floodplain Storage	Investigation and modelling into increasing floodplain storage using low level floodplain embankments	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Chipstead flood remedial works	Investigation into remedial works to the flood relief channel in Chipstead to revert to the original 'dry channel' design if this is shown to have a significant flood risk benefit.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Dunton Green/Riverhead Flood Protection Measures	Investigation of a flood wall in Dunton Green/River Head to protect businesses and the care home as well or property level protection of business units and care home.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Otford/Greatness Flood Protection Measures	Investigation of the feasibility of de-culverting the Watercress Stream. Additional work in investigating flood storage on the Watercress and Honeypot Streams.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Sevenoaks Flood Capacity Upgrade	Investigation of working with Kent Wildlife Trust to add storage to the West Lake in the Sevenoaks Wildlife Reserve	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.
F	Eynsford Flood Defence Scheme	Investigation of a bypass channel at Old Mill Close in Eynsford	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.

Health & Social Care (HSC)								
HSC	Family & Social Care - Pedham Place	The development at Pedham Place would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m (total) for KCC to provide the requisite facilities. This includes Library Services, Youth Services and Community Learning & Skills	Low	16-20 years	KCC Social Care	Medium	Unknown	Site-specific Section 106 or Community Infrastructure Levy.
HSC	Family & Social Care – Swanley /Hextable area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Social Care	Medium	£81,800	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care - Hartley/ New Ash Green area	Enhancement of existing facilities to accommodate demand generated by development.	Low	16-20 years	KCC Social Care	Medium	£14,200	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care – Halstead /Knockholt area	Provision of new facilities on site in conjunction with any GP practice or Health Clinic delivered and utilising any multi-agency space provided as part of any new Primary Schools	Low	16-20 years	KCC Social Care	Medium	£48,700	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care – Sevenoaks Urban Area	Enhancement of existing facilities to accommodate demand generated by development	Low	16-20 years	KCC Social Care	Medium	£93,300	Community Infrastructure Levy and other funding sources.
HSC	Family & Social Care - Edenbridge area	Enhancement of existing facilities to accommodate demand generated by development	Low	16-20 years	KCC Social Care	Medium	£32,400	Community Infrastructure Levy and other

								funding sources.
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<p>HSC</p>	<p>Northern Sevenoaks Health Services – Swanley, Hextable, Farningham, New Ash Green, Hartley, Fawkham, South Darenth</p>	<p>Overall there is a slight reduction in the total number of homes for our area in this plan (from 4,220 to 4,017 homes), however over the life time of the plan there will be 9,641 new population (based on 2.4 persons per dwelling). It is also noted that in years one to five, 979 Homes will be built equating to a population increase of 2,350. This will require an additional GP workforce of 5.4WTE (based on a GP to patient ratio of 1,800 patients) and in the next 5 years the 2,350 new population will require an additional 1.3WTE GP workforce. In terms of impact on General Practice, the significant difference in this plan is an increase of 471 homes in the Swanley area. This area will see an increase of 3,516 homes and therefore 8,438 new population over the life of the local plan. It is noted that only 722 homes (equating to 1,733 new population) will be built in the first five years. I have attached an updated table that identifies the proposed settlement sites linked to GP practices.</p> <p>However, it must be noted that the current GP medical facilities within the Swanley area and across the other main areas of Hextable, Farningham, New Ash Green, Hartley, Fawkham and South Darenth, do not have capacity to support the growth in the population expected. Therefore, if the public consultation and Council determine support for these proposed housing developments, the CCG would only be able to support delivery of associated increases to healthcare services if sufficient CIL funding is provided to deliver the additional capacity required in these areas.</p>	<p>High</p>	<p>6-10 years</p>	<p>Dartford, Gravesham & Swanley CCG</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources.</p>
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<p>HSC</p>	<p>Expansion of GP Practices in Sevenoaks Urban Area</p>	<p>The proposed development at the Sevenoaks Quarry site is in years 10-15 of the plan period. Whilst additional capacity will need to be created it is not possible at this stage to detail a specific project as specific impacts and needs will have to be assessed and planned for at the appropriate time in the plan period. The expected need will be for c 1400 patients arising from the 600 dwellings (based on average occupancy of 2.34).</p> <p>Please note that general practice premises plans will be kept under review and may be subject to change as the CCG must ensure appropriate general medical service capacity is available as part of our commissioning responsibilities.</p>	<p>High</p>	<p>11-15 years</p>	<p>West Kent Clinical Commissioning Group</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources.</p>
<p>HSC</p>	<p>Otford Health Services</p>	<p>Using average occupancy of 2.34 per dwelling, Otford Medical Practice would also take a large proportion of the growth To put this into context this would be an additional c.3260 new patient registrations during the plan period; an increase of 30.7% increase on the current registered patient list.</p> <p>There is an existing pressure on services and Otford Medical Practice have plans to reconfigure the main surgery at Otford (\$106 funding will be contributing to this work) and have developed plans to extend the branch surgery at Kemsing for which capital is currently being explored. A bid may be put forward through the next CIL bidding round to support this development. This will allow the workforce to be expanded and will go some</p>	<p>High</p>	<p>6-10 years</p>	<p>West Kent Clinical Commissioning Group</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources.</p>

		way to supporting some of the future growth but will not support all of the growth outlined above; it is expected that at a point in the future a further extension to the Kensing surgery would be required. The critical aspect for Otford and any other premises development is that the infrastructure and workforce is in place prior to or in parallel to the new population registering for general practice services.						
HSC	Edenbridge Health Services	<p>There is an existing need in Edenbridge and the combined hospital/ GP surgery project is progressing and is recognised as a requirement in the draft Local Plan. Using the average occupancy figure of 2.34 per dwelling the growth in Edenbridge is expected to be c. 3000 new patient registrations; the project would allow for the proposed growth arising from the local plan to be accommodated. To put this into context this is a 25% increase on the current registered patient list. The CCG, KCHFT and Edenbridge Medical Practice have indicated that developer contributions will be sought through CIL as a contribution towards the new infrastructure (plan to submit in next CIL round).</p> <p>Please note that general practice premises</p>	Critical	1-5 years	West Kent Clinical Commissioning Group / Kent Community Health NHS Foundation Trust (KCHFT)	Medium	£13.2 million	Partial application for CIL funding has been secured from the District Council's CIL Spending Board in December 2018 (£600k). Further funding streams identified but currently unconfirmed.

		plans will be kept under review and may be subject to change as the CCG must ensure appropriate general medical service capacity is available as part of our commissioning responsibilities.						
HSC	Westerham Health Services	Whilst the patient pressure indicator from the premises survey is 'high' there is not an existing need leading the general practice exploring options for new premises at this time. More detailed discussions would be required to develop detailed plans for a new practice. . Any new premises developments regardless of funding source, are required to be submitted for consideration through CCG governance due to the revenue implications.	Low	11-15 years	West Kent Clinical Commissioning Group	Medium	Unknown	Community Infrastructure Levy and other funding sources.
Highways & Transport (HT)								
HT	Swanley Transport Improvement Measures	Measures as identified in the Swanley Transport Study. To include localised widening, ghosted right turn lanes on London Road, where appropriate - to improve pedestrian and cycling accessibility and access congestion issues.	High	Unknown	KCC/Developer	Low	Unknown	Section S278/CIL
HT	Junction 3 M25 Swanley	Improvements required to address increased capacity and accessibility for pedestrians, cyclists and buses.	High	Unknown	Highways England/KCC/D eveloper	Medium	Unknown	Section 106/S278/CIL
HT	Crockenhill Lane / Wested Lane	Provision of bus route and emergency access between Pedham Place and Swanley	High	Unknown	KCC/Developer	Medium	Unknown	Section 278

HT	Improvements to bus services in and around Swanley	Increased sustainable transport and associated reduction in congestion.	High	Unknown	KCC/Developer /Bus Operator/CIL	Medium	Unknown	CIL/Section 106
HT	Swanley Station improvements	Bus terminal and parking improvements to improve access to train stations.	Medium	Unknown	Network Rail/KCC/Developer	High	Unknown	CIL/Section 106
HT	Improvements to junction of London Road B2173 with Hockenden Lane and Birchwood Road	Existing safety crash cluster site. Accommodation of additional movements.	High	Unknown	KCC/Developer	Low	Unknown	Section 106/CIL/S278
HT	Localised widening of roads south of New Ash Green and junction improvements of A20/South Ash Road	Existing roads are constrained in terms of width and forward visibility. Additional capacity and safety features are required.	High	Unknown	KCC/Developer	High	Unknown	Section 278
HT	Bus improvements between New Ash Green and Longfield railway station	Improved sustainable transport.	High	Unknown	KCC/Bus operator/Developer	Medium	Unknown	Community Infrastructure Levy and other funding sources.
HT	Kemsing - localised highway widening / passing places /visibility improvements	Accommodate additional traffic by increasing capacity and safety.	High	Unknown	KCC/Developer	Medium	Unknown	Section 278/38

	and junction improvements along the rural road network							
HT	Kemsing - Sustainable transport improvements	Improvements to bus services, pedestrians, and accessibility at train station	High	Unknown	KCC/Developer /Bus Operator/Network Rail	High	Unknown	Community Infrastructure Levy and other funding sources.
HT	Junction improvements to Bat & Ball	Bat & Ball junction is already over capacity, and any additional development will add to congestion, queues and delays.	High	Unknown	KCC/Developer	High	Unknown	Section 278
HT	Cycle route - Otford to Sevenoaks	Included in Sevenoaks Cycle Strategy and provides a useful link between the two communities.	Medium	Unknown	KCC/Developer	High	Unknown	Section 106/CIL
HT	Access roads between A25 and Sevenoaks Quarry site	Junction improvements and traffic/parking management to Greatness Lane and Mill Lane.	High	Unknown	KCC/Developer	High	Unknown	Section 106/CIL
HT	Sustainable transport accessibility improvements	Footbridge at Watercress Drive requires improved safety and accessibility. Access to the station to be improved. Bus services required between Sevenoaks Quarry and Sevenoaks town centre. Cycle improvements between Seal School, Knole Academy and Trinity School.	High	Unknown	KCC/Developer /Bus Operator	High	Unknown	Section 106/CIL
HT	Capacity improvements to mini roundabouts at Riverhead	Existing congestion and additional traffic flows will add to congestion, queues and delays.	Medium	Unknown	KCC/Developer	Medium	Unknown	Community Infrastructure Levy and other funding sources.

HT	Edenbridge - junction improvements	Increased capacity required due to additional traffic movements	High	Unknown	KCC/Developer	Medium	Unknown	Section 278/CIL
HT	Edenbridge - sustainable transport improvements	Improvements to sustainable transport accessibility - walking, cycling, buses and trains	High	Unknown	KCC/Developer /Bus Operator/Network Rail	High	Unknown	Section 106/Section 278/ CIL
HT	Northern District Transport Improvements - North West of District / boundary to Greater London Authority & TfL area	Enhancement to rail and bus services	Low	Unknown	Transport for London	Low	Unknown	Community Infrastructure Levy and other funding sources.
Utilities (U)								
U	Sewerage network reinforcements in Edenbridge	To increase capacity in the sewerage network in order to accommodate additional foul flows from the above developments. Provision of the infrastructure should be phased with development occupation in order to limit the risk of foul flooding. Projects will commence once Southern Water receive a firm commitment to commence construction from the relevant developers, provided planning approval has been granted.	Medium	6-10 years	Southern Water	Medium	Unknown	Community Infrastructure Levy and other funding sources.
U	Badgers Mount - Water Supply Upgrades	Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of development.	High	Unknown	Thames Water	Medium	Unknown	Community Infrastructure Levy and other funding sources.

<p>U</p>	<p>Swanley - Water Supply Upgrades</p>	<p>The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to capacity. Consequently it is likely that the developer will be required to provide an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this.</p>	<p>High</p>	<p>Unknown</p>	<p>Thames Water</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources.</p>
<p>U</p>	<p>Pedham Place - Water and Wastewater Network Upgrade</p>	<p>The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered. The scale of development/s in this catchment is likely to require upgrades of the water supply network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to</p>	<p>Low</p>	<p>Unknown</p>	<p>Thames Water</p>	<p>Medium</p>	<p>Unknown</p>	<p>Community Infrastructure Levy and other funding sources. Possible consideration of S106 agreement but will need to be justified.</p>

		ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development .						
Water Quality (WQ)								
WQ	River Eden Catchment Improvements	Opportunities exist to improve the River Eden catchment that runs through the Borough, in particular with regards to water quality, geomorphology and ecology. The Environment Agency are supporting plans to improve/restore Bay Pond in Godstone Surrey, which is connected to the Eden catchment and lies adjacent to it.	Medium	Unknown	Environment Agency	Medium	Unknown	Community Infrastructure Levy and other funding sources.



Infrastructure Delivery Plan December 2022 Statement

Sevenoaks District Council are updating our Infrastructure Delivery Plan (IDP) (March 2019) to ensure the appropriate infrastructure requirements are in place for the growth planned in the new Local Plan.

In preparation for the Autumn 2022 Local Plan Regulation 18, Sevenoaks District Council (SDC) has consulted with infrastructure providers and delivery partners. This was to understand any planned works, the existing infrastructure constraints and pinch points, areas of growth and identified need for Sevenoaks District.

The consultation responses are summarised in the below table.

Respondent	Infrastructure Constraints and Needs
Kent County Council Waste Management	<p>Swanley Household Waste Recycling Centre expansion: We are currently forecasting sufficient capacity for the short term (up to 5 years) with the potential need to expand in the medium term. Should your Local Plan look to allocate significant residential development in the Swanley area then this may be revised.</p> <p>Sevenoaks waste transfer station larger facility replacement: This is being progressed as a priority to meet future demands from the whole of Sevenoaks District.</p>
Southern Water	<p>The water network capacity is unlikely to be able to support the demand anticipated from new settlement-scale development. Development of this scale is likely to require upgrades of the water supply network.</p> <p>Edenbridge reinforcements to the local sewerage network may be required in order to accommodate additional foul flows from new development.</p>
Kent County Council Highways	<ul style="list-style-type: none"> • Swanley – A transport study is needed to assess the impacts and benefits of providing a new link between the A20 south east bound and the B2173 located to the north west of Swanley. • Edenbridge – junction improvements – the Four Elms application modelled the junction of Four Elms Road/ Station Road and found that improvements were not necessary. However further development in Edenbridge may have a

Agenda Item 8

Respondent	Infrastructure Constraints and Needs
	<p>severe impact and this junction would need to be remodelled.</p> <ul style="list-style-type: none"> • All the above are subject to further details and assessment which would be provided in a Transport Assessment to accompany planning application for the strategic sites. • Fort Halstead – Should the application be approved there are committed highway improvements which are to be funded via S106 and S278
Kent County Council Education	<p>There is an identified need for a new secondary school in the District during the plan period. Land for this will need to be identified, potentially in conjunction with a strategic development site. There is safeguarded land for a secondary school within Edenbridge up until 2040, subject to a legal agreement. There is also need for additional Special Educational Needs provision in the North of the District.</p>
NHS Kent and Medway Integrated Care Boards	<p>Critical Need (1-5 years):</p> <ul style="list-style-type: none"> • Edenbridge Medical Centre • Swanley Health Hub <p>High Need (1-5 years):</p> <ul style="list-style-type: none"> • Northern Sevenoaks Health Services (5 general practices covering Swanley, Hartley, New Ash Green and West Kingsdown areas) • Expansion of GP Practices in Sevenoaks Urban Area • Otford and Kemsing areas <p>Low Need (timescale to be determined)</p> <ul style="list-style-type: none"> • Westerham Health Services <p>It is noted that further assessment will be carried out to ascertain capacity requirements for growth based on revised housing projections and phasing.</p>

The Autumn 2022 Regulation 18 consultation provides an opportunity to further engage with public bodies and infrastructure providers on the infrastructure requirements needed to support the New Local Plan. This document provides a starting point for these discussions. It is acknowledged that this Regulation 18 consultation is high level and focuses on our existing settlements. Infrastructure providers are not expected to provide detailed responses at this stage.

For the purposes of the Local Plan, the IDP will be treated as a “live” document and will be reviewed as new evidence comes forward. We will continue to engage with infrastructure providers and public bodies to gather further information. This will be important as the New Local Plan progresses as sites are identified and more site-specific information becomes available. Future iterations of the IDP will be updated to reflect infrastructure requirements as we continue to engage with our infrastructure providers. The final version of the IDP will contain a schedule of infrastructure provision, with costs, time horizons, standards of provision and capital programme information.

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Infrastructure Delivery Plan November 2023 Statement

1. Introduction

- 1.1 The emerging Infrastructure Delivery Plan (IDP) for Sevenoaks District identifies the infrastructure that is required, either through the improvement of existing provision or the delivery of new, to support the development proposed in the emerging Local Plan.
- 1.2 The definition of infrastructure is wide and includes a range of services and facilities provided by both public and private bodies, including but not limited to transport, green and blue, social (including education and health) and utilities and hard infrastructure.
- 1.3 The IDP is an evidence based document. It is constantly evolving throughout the plan-making process, as it builds on ongoing engagement with our infrastructure providers and responds to refinements to the development strategy. Once the Local Plan is adopted, it is envisaged that the IDP will be a live document that will be updated on a regular basis to continually support the Local Plan.

2. Policy Context

- 2.1 The significance of infrastructure delivery is a key theme running through the National Planning Policy Framework (NPPF) (2023), and paragraph 20 sets out what is required of strategic planning policies, clearly stating that sufficient provision should be made for:
 - Infrastructure for transport, telecommunications, security, waste management, water supply, waste water, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - Community facilities (such as health, education and cultural infrastructure); and
 - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 2.2 Paragraph 26 further states the importance of engaging with infrastructure providers and that engagement should be 'effective and ongoing' throughout the plan-making process.

Agenda Item 8

- 2.3 Paragraph 34 then states that the Local Plan should set out the contributions expected from development, including infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure), and that such policies should not undermine the deliverability of the Plan.
- 3. Local Context**
- 3.1 We have learnt, from previous public consultations on the emerging Local Plan, that communities are often open to new development providing it is supported by appropriate new and/or improved infrastructure. This enables communities to continue to be sustainable and have the ability to accommodate additional development within the local area without placing undue pressure on the existing services and facilities.
- 3.2 The District Council currently operates two mechanisms to collect financial contributions from developers towards the provision of infrastructure in the District:
- Section 106 contributions – these are sought for site specific infrastructure that helps to mitigate the impact of development; and
 - Community Infrastructure Levy (CIL) – this is a charge that is levied on qualifying development (per square metre) to help pay for wider infrastructure improvements across the District to support new development.
- 3.3 Not all local authorities choose to charge CIL, however the District Council adopted its CIL Charging Schedule in 2014 and has been charging on all qualifying development since. Over the nine years of its operation, CIL receipts have been collected amounting to over £15 million, of which almost £8 million has been awarded to local and strategic infrastructure projects through the CIL Spending Board and over £4 million has been passed on to Town and Parish Councils for spending on local infrastructure projects. The District Council is responsible for prioritising how and what CIL is spent on.
- 3.4 It is noted that the recent enacting of the Levelling Up and Regeneration Act (LURA) will have a direct impact on the current Section 106 and the Community Infrastructure Levy (CIL) regimes, through the introduction of a new Infrastructure Levy, which will, when in force, replace Section 106 and CIL for most developments. At this moment in time the full details remain unclear and are subject to consultation, but it is likely that the roll out of the Infrastructure Levy will occur over a ten year period, and so for the short term Section 106 and CIL will continue to be used to secure infrastructure across the District.

3.5 Notwithstanding these impending changes to developer contributions and the way infrastructure will be funded in the future, the District Council has committed to reviewing its CIL Charging Schedule to ensure it remains fit for purpose and appropriate, in light of the emerging Local Plan policies. It is anticipated that this review will take place over the coming months, with the examination of the revised charging schedule taking place in tandem with the Local Plan examination.

4. Engagement with Infrastructure Providers

4.1 Plan 2040: A new Local Plan for Sevenoaks District sets out a strategy to deliver up to 12,000 much needed new homes, the right type of employment spaces and vibrant high streets to ensure a healthy economy, whilst also protecting the District's natural environment and built heritage. It is recognised that significant investment in infrastructure is needed in order to deliver this sustainable and balanced growth strategy. It is also crucial that any new or improved infrastructure is delivered in a timely manner. Ultimately, all infrastructure will be required to meet the needs of our communities.

4.2 The emerging Local Plan is currently at public consultation, seeking views on the above strategy, and specifically three growth options to meet housing need, which could see the District accommodate either 9,500 homes, 11,000 homes or 12,000 homes. This means that we do not yet know the full extent of proposed housebuilding across the District and therefore this variable needs to be factored into planning for infrastructure.

4.3 We have been working closely with our infrastructure providers throughout the preparation of the Local Plan, engaging at regular intervals to discuss the three growth options in particular, recognising that each has its own infrastructure challenges. A full list of infrastructure providers and delivery partners we have engaged with is included at Appendix A.

4.4 Initially, and to provide a baseline, the following information was sought from our infrastructure providers in 2022, and formed the basis of the 'Infrastructure Delivery Plan December 2022 Statement' that supported the Autumn 2022 public consultation on the emerging Local Plan:

- Details of planned works;
- Existing constraints / pinch points;
- Potential areas of growth; and
- Identified infrastructure needs.

4.5 Since then we have been able to build on this baseline, as emerging Local Plan policies and development options have been refined.

Agenda Item 8

- 4.6 A summary of the latest discussions held with our infrastructure providers is set out in Table 1 below. All infrastructure requirements in this table have been identified through engagement with key infrastructure providers in Autumn 2023, and represent the position at this point in time.
- 4.7 It is important to note that engagement remains ongoing and projects will continue to be identified and refined as the Local Plan progresses. The absence of an infrastructure requirement (e.g. transport improvements) at this point in time does not mean that there will not be any – many infrastructure providers are simply not in a position to identify specific needs until the Local Plan growth option has been confirmed. Note that in many cases the infrastructure needs have arisen from the overall cumulative impact of development, rather than from a specific site.

Table 1: New and improved infrastructure identified in Autumn 2023, to support the emerging Local Plan

Infrastructure provider / delivery partner	Projects / improvements identified in Autumn 2023
Environment Agency	<p>Flood risk - no new flood risk improvement projects identified in relation to all 3 growth scenarios, subject to the standard consultation process with the EA is undertaken for sites within flood zones 2 and 3.</p> <p>Fisheries, biodiversity & geomorphology - no projects identified in relation to all 3 growth scenarios. Attention drawn to the Darent Catchment Partnership and consideration of catchment pressures (including contribution towards achieving WFD objectives) to achieve sustainable development.</p>
Historic England	No projects or improvements identified in relation to all 3 growth scenarios.
KCC Culture & Creative Economy	<p>No projects identified in relation to all 3 growth scenarios.</p> <p>Request made to define 'cultural infrastructure' under section 4 of the project form - pertaining to theatres, studios, workspaces, galleries, performance space, public art etc.</p>

Infrastructure provider / delivery partner	Projects / improvements identified in Autumn 2023
KCC Education	<p>Requirement for a new 3FE primary school in the Sevenoaks urban area arising from the development of housing sites HO1, HO2, HO3, HO4, HO5, HO8, HO9, HO10, HO28 and HO29, and mixed use sites MX1, MX2, MX4 and MX13.</p> <p>Requirement for 2 new 5FE secondary schools arising from all proposed development across the District. Preferred locations are at Pedham Place and Edenbridge.</p> <p>Requirement for a new 3FE primary school in the Pedham Place area arising from the development of housing and mixed use sites in the Swanley/Pedham Place area.</p> <p>Requirement for the expansion of existing primary schools in/around Edenbridge (Edenbridge Primary School and one other) arising from the development of housing sites HO15, HO16 and HO17, and mixed use sites MX7, MX8, MX9, MX10 and MX11.</p> <p>Requirement for the expansion of the existing primary school in West Kingsdown (St Edmunds CE Primary School) arising from the development of housing sites HO26, HO27, HO33 and HO34.</p>
KCC Highways	<p>At this stage no specific projects have been identified.</p> <p>The transport modelling being undertaken to support the Local Plan has highlighted a number of areas for additional investigation and that further work is in hand to identify the transport impact of the Local Plan growth scenarios and potential mitigation schemes, which will be included in the next iteration of the IDP, once the modelling work has been completed.</p>
KCC Public Rights of Way	<p>At this stage no specific projects have been identified in relation to all 3 growth scenarios.</p> <p>However a package of measures to improve the PRow network across the District, to encourage active travel</p>

Agenda Item 8

Infrastructure provider / delivery partner	Projects / improvements identified in Autumn 2023
	and provide opportunities for outdoor recreation, as identified in the KCC Public Rights of Way Improvement Plan, will be required for each development site.
KCC Waste	<p>At this stage no specific projects have been identified in relation to all 3 growth scenarios.</p> <p>However there is a continuing potential need for additional household waste and recycling capacity in the Pedham Place / Swanley area.</p>
Lead Local Flood Authority	KCC, as Lead Local Flood Authority, is not directly involved in infrastructure provision, however it is suggested that the actions identified in the Sevenoaks Surface Water Management Plan (2013) are referred to. However, these are not linked to the growth scenarios set out in the Local Plan.
National Gas	No projects or improvements identified in relation to all 3 growth scenarios.
National Grid	No projects or improvements identified in relation to all 3 growth scenarios.
National Highways	<p>At this stage no specific projects have been identified.</p> <p>Until the Local Plan transport modelling has been completed and its results finalised, it is difficult for National Highways to fully understand where mitigation measures are required and what form these might take. From the modelling results provided so far, these are likely to be needed in relation to traffic growth at M25 Junction 3. It is possible that other junction movements of concern could include the A21 southbound off-slip with A25 and the A21 / B245 southbound off-slip.</p>
Natural England	No projects or improvements identified in relation to all 3 growth scenarios.

Infrastructure provider / delivery partner	Projects / improvements identified in Autumn 2023
Network Rail	<p>Requirement for improvements to Sevenoaks Railway Station - improvements to the station forecourt and public realm to provide better access and improved safety for pedestrians and cyclists.</p> <p>Requirement for improvements to Bat and Ball Railway Station - the installation of ramped access to the pedestrian bridge over the railway line, to replace the current stepped access.</p> <p>Potential improvements at other stations to be confirmed once growth option has been confirmed.</p>
NHS Kent & Medway ICB	<p>Requirement for additional GP capacity in the Sevenoaks urban area.</p> <p>Requirement for additional GP capacity in the Swanley area, including a requirement for new infrastructure for both general practice and other community-based healthcare services.</p> <p>Potential requirement for additional GP capacity in Westerham, West Kingsdown and New Ash Green / Hartley, however these need to be assessed further.</p> <p>The ICB is developing an Estates and Infrastructure Strategy (informed by the four Health and Care Partnership estates strategies covering Kent & Medway) and the 3 growth scenarios set out in the Local Plan will feed into this. It is anticipated that the Strategy will be available towards the end of 2023. Until then, no specific projects have been identified.</p>
Southern Water	<p>Requirement for local sewerage network capacity to be increased in Edenbridge as a result of all 3 growth scenarios, and particularly owing to the increased demand created by housing site HO17 and mixed use site MX10.</p>
Sutton & East Surrey Water	<p>Requirement for clean water capacity to be increased in Edenbridge as a result of all 3 growth scenarios. The additional demand (particularly in respect of housing</p>

Agenda Item 8

Infrastructure provider / delivery partner	Projects / improvements identified in Autumn 2023
	site HO17 and mixed use site MX10) causes degradation in the resilience of the current network which could increase the risk of loss of supply for existing and future residents if not addressed.
Transport for London	No projects or improvements identified in relation to all 3 growth scenarios.
UK Power Networks	No projects or improvements identified in relation to all 3 growth scenarios.

5. Developing the IDP further

5.1 The District Council is committed to developing a robust and comprehensive Infrastructure Delivery Plan that will deliver genuine, new and improved infrastructure across the District, to support the growth identified in the emerging Local Plan.

5.2 This 'Infrastructure Delivery Plan November 2023 Statement' sets out the infrastructure requirements that have arisen following discussions with our infrastructure providers in Autumn 2023. The current public consultation on Plan 2040 (Local Plan Reg. 18 - Part 2) provides a key opportunity to further engage with public bodies and infrastructure providers on the new and/or improved infrastructure that is needed.

5.3 Over the coming months, we will continue to engage with our key infrastructure providers to secure the projects that our communities desperately need, taking on board any feedback received through the current consultation and any refinements to the development strategy. The IDP will also be informed by identified projects in our emerging evidence base documents.

Appendix A – Infrastructure Providers in Sevenoaks District

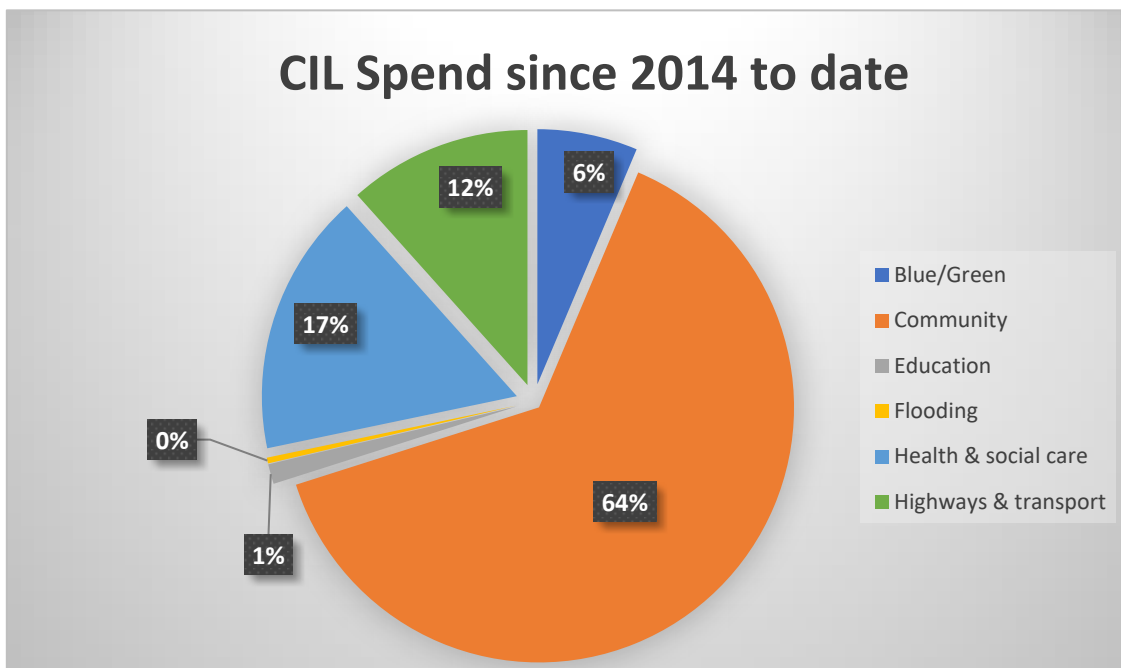
Arriva
Civil Aviation Authority
Environment Agency
Go Coach
Greater London Authority / Mayor of London
High Weald AONB Unit
Historic England
Homes England
KCC Culture & Creative Economy
KCC Development Investment
KCC Education
KCC Highways
KCC Public Rights of Way
KCC Waste
Kent Downs AONB Unit
Kent Fire & Rescue
Kent Nature Partnership
Kent Police
Integrated Transport Authority
Local Lead Flood Authority
Marine Management Organisation
National Gas
National Grid
National Highways
Natural England
Network Rail
NHS England South East
NHS Kent & Medway Integrated Care Bard
Office of Rail Regulation
Office of Road and Rail
South East Coast Ambulance Service
South Eastern
South East Local Enterprise Partnership
South East Water
Southern Water
Sutton & East Surrey Water
Thames Water
Transport for London
UK Power Networks
Upper Medway Drainage Board

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Appendix E

Projects awarded CIL since 2014 to date (03 November 2023)

Type of Infrastructure	CIL Funds Awarded	Percentage of overall amount
Community Facilities	£5,051,924.00	64%
Highways and Transport	£921,444.48	12%
Health and Social Care	£1,319,880.00	17%
Blue/Green Infrastructure	£504,300.00	6%
Education	£100,000	1%
Flooding	£29,000	0%
Total	£7,926,548.48	

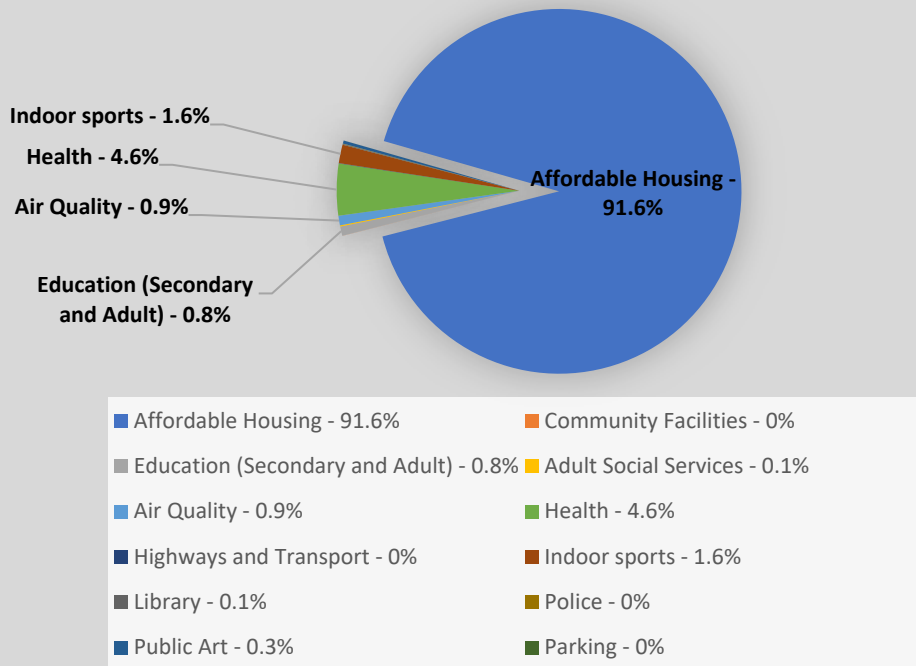


Agenda Item 8

Section 106 funds received between 2014 to date (03 November 2023)

Type of Infrastructure/facilities	Section 106 funds Received	Percentage of overall amount
Affordable Housing	£8,380,735.22	91.6%
Health	£419,455.87	4.6%
Indoor sports	£150,000	1.6%
Air Quality	£77,837.1	0.9%
Education (Secondary and Adult)	£75,737.80	0.8%
Public Art	£25,055.80	0.3%
Adult Social Services	£9589.58	0.1%
Library	£6124.35	0.1%
Highways and Transport	£3000	0%
Police	£3328.36	0%
Community Facilities	£975.88	0%
Parking	£280	0%
Non-Affordable Housing Total	£771,384.74	
All Total	£9,152,119.96	

Section 106 Monies Received 2014 to date



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BUILDING CONTROL UPDATE AND PROGRESS TO APRIL 2024

Development and Conservation Advisory Committee – 12 December 2023

Report of: Chief Officer – Planning and Regulatory Services and Building Control Manager

Status: For Consideration

Also considered by:

- None

Key Decision: No

Executive Summary: A Report will be presented by the Building Control Manager highlighting future and current changes to the Building Control Service

This report supports the Key Aim of: Supporting the Community Plan by ensuring that our built environment is a healthy and safe place live and visit. Also ensuring that new buildings and buildings undergoing major renovations are energy efficient, and accessible to everyone.

Portfolio Holder: Cllr. Simon Reay

Contact Officer: Duncan White, Ext. 7114

Recommendation to Development and Conservation Advisory Committee to note changes to the Building Control Service are being made and there are further changes to be implemented.

Reason for recommendation: Members to be aware of changes to the legal standing of Building Control and others who use the Building Control Service, and that the changes may affect the operation of the Service.

Agenda Item 9

Introduction and Background

- 1 The Construction Industry is undergoing a significant change in how it functions. The Building Control Manager will give a presentation covering key aspects of the changes to Building Control and to the construction industry.
 - a. Impact on Building Control
 - i. Legislation –Registration of Building Control Inspectors, Enforcement, Building Safety Regulator, Building Control Approvers, Transitional changes.
 - ii. In practice – Changes to details to be provided at application and at completion. New processes, new forms, new certificates
 - b. Implications to householders/designers/builders – responsibility now defined
 - c. Changes to other areas of the construction industry – New Home Ombudsman, Safety Products, Responsible Persons Act
 - d. Performance Indicators – Work load, market share.
- 2 This report is for information only; to ensure that Members are aware of the changes underway

Other options Considered and/or rejected

Not Applicable

Key Implications

Financial

No effect expected at this time

Legal Implications and Risk Assessment Statement.

Legal implications are currently being considered but will be referred to in the PowerPoint presentation.

Equality Assessment

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

Net Zero Implications

The decisions recommended through this paper have a remote or low relevance to the council's ambition to be Net Zero by 2030. There is no perceived impact regarding either an increase or decrease in carbon emissions in the district, or supporting the resilience of the natural environment.

Other Key Implications to be covered in Power Point presentation.

Conclusions

All options for a way forward and the advantages and disadvantages of each option.

Appendices

Nil

Background Papers

Building Regulations 2010 as amended

<https://www.legislation.gov.uk/uksi/2010/2214/contents>

Building Act 1984

<https://www.legislation.gov.uk/ukpga/1984/55/contents>

Building Safety Act 2022

<https://www.legislation.gov.uk/ukpga/2022/30/contents>

Richard Morris

Deputy Chief Executive and Chief Officer – Planning and Regulatory Services

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Development and Conservation Advisory Committee Work Plan

26 March 2023

- Local Plan Update

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