

DRAFT LOCAL PLAN

CONSULTATION



JULY 2018

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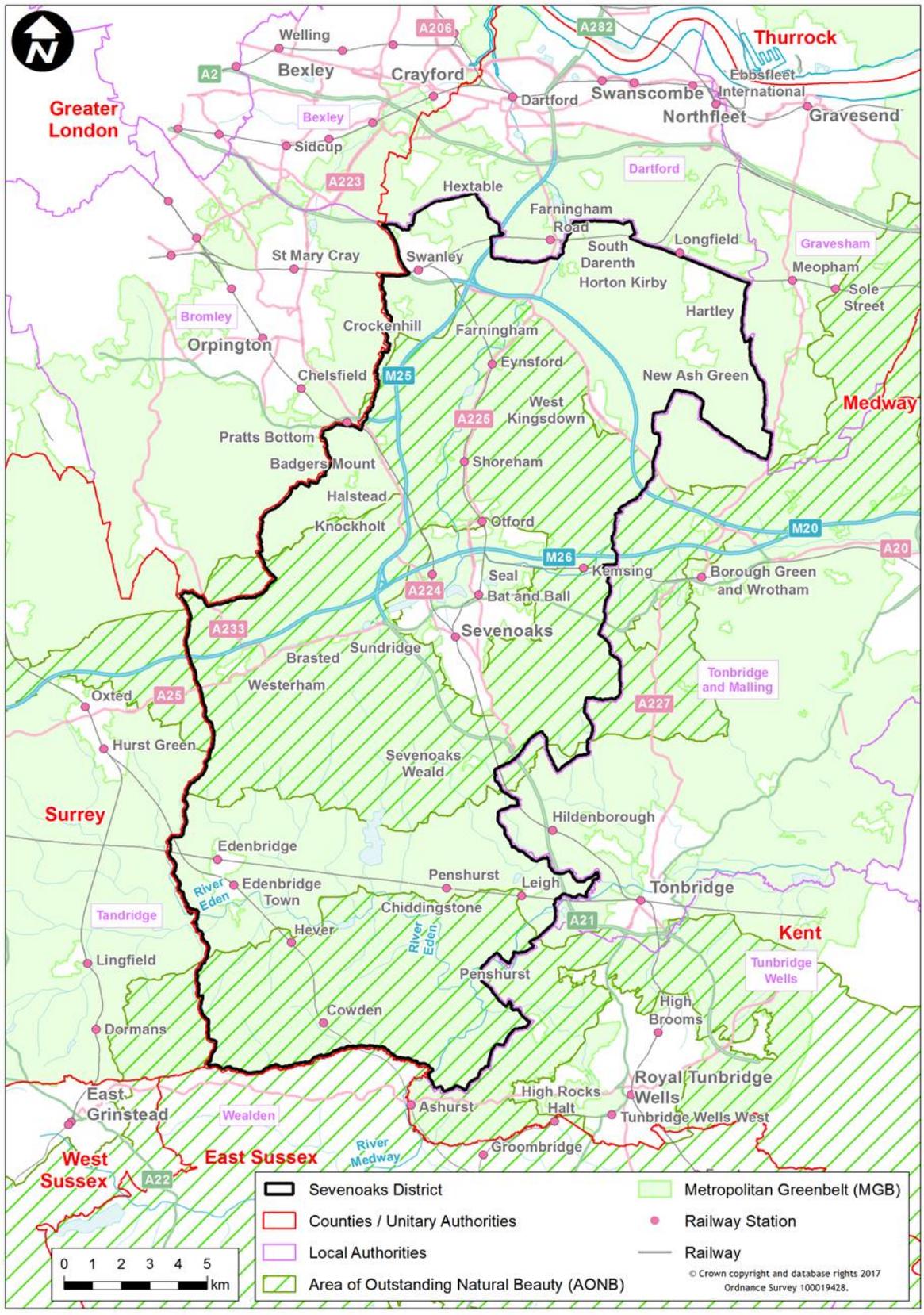
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Sevenoaks District's Position within the Metropolitan Green Belt

What is the District Like?

Sevenoaks District is located in West Kent, with the edge of Greater London to the north-west, Surrey to the west and East Sussex to the south. The District covers almost 143 square miles and 93% is designated Green Belt. The towns are Sevenoaks, Swanley, Edenbridge and Westerham, where about half of the 118,409 residents (2015 mid-year population estimates, ONS) in the District live. There are over 30 villages and smaller settlements of which the largest is New Ash Green.

The District has a high quality landscape with a mostly rural character. 60% of the District lies within the Kent Downs or High Weald Areas of Outstanding Natural Beauty. There are many areas of woodland much of which is designated as Ancient Woodland, two Country Parks and a large network of public rights of way. Parts of the District afford impressive views over Kent and the South East particularly from the North Downs and the Greensand Ridge. The District also is rich in biodiversity with many Wildlife Reserves, designated areas as well the River Darent and Eden.

There are many historic settlements in the District as reflected in the high number of conservation areas and listed buildings. The District also boasts many nationally recognised heritage assets including the historic estates of Knole, Chartwell, Hever Castle, Penshurst Place and Lullingstone Castle. Other places of interest include the National Trust village at Chiddingstone, Eynsford Castle ruin, Lullingstone Roman Villa, Otford Palace and Toys Hill (the birthplace of the National Trust). There are many tourist opportunities within the District and it is particularly popular with day visitors. The settlements contain well used village greens, sports pitches, play facilities for children and young people and parks and gardens.

The population of the District is expected to grow by more than 20,000 people over the plan period 2015-35 (ONS). This is in line with other authorities in Kent and the South East and reflects people living longer, an increasing birth rate and internal migration patterns (largely people moving out of London into Sevenoaks). In respect of international migration and particularly any impact 'Brexit' may have, the number of people expected to enter the District over the plan period is roughly the same as the number of people expected to leave, therefore having zero or very little impact. 20% of the District's population are currently aged 65 or over and this figure is expected to grow to 25% over the plan period. This growing population and changing age structure presents a key challenge for the District. There are areas of affluence in the district as well as pockets of deprivation. The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation for small areas in England. The IMD uses information about income, employment, health, education, crime and living environment to rank every small area in England from 1 (most deprived) to 32,844 (least deprived). According to the IMD the District is the second

least deprived local authority in Kent, although there are areas which are within the 20% most deprived in the country.

The District has generally high house prices. The average house prices in the District are around £175,000 higher than in Kent making it very difficult for first time buyers and young families to remain in the District. There is a central government requirement for 13,960 new homes over the plan period to meet the needs of the growing population. This includes a high proportion of affordable homes and specialist accommodation for older people.

The District is a popular place to live, partly because of its proximity to London and the continent. Major transport links are provided by the M25, M26, M20, A21, A20 and A25. Stations throughout the District provide rail access to London in under an hour. However, future investment in this transport infrastructure is needed to ensure it remains fit for purpose. The District is also well located for Gatwick and Heathrow airports as well as the Channel Ports, Ashford and Ebbsfleet International stations.

We want to ensure the District is a safe place for all to live, work and travel, while encouraging healthy lifestyles and providing people with access to good quality healthcare. There are two minor injury hospitals; Sevenoaks Hospital and Edenbridge & District War Memorial Hospital. There is no major medical facility within the District for residents. Residents have to travel out of the District to Tunbridge Wells Hospital, Queen Mary's Hospital (Sidcup), Darent Valley Hospital (Dartford), Maidstone Hospital and London hospitals.

Education provision within the District is varied with a mixture of state and private, primary and secondary provision. While there are 42 primary schools, there are only 4 state secondary schools within the District with many children being sent outside the District or privately for their secondary education.

The District has the lowest level of unemployment in Kent. The residents of the District are generally well qualified with only 8% of the population having no qualifications. There are a number of employment areas within the District. The majority of residents work in the West Kent area with more than 40% working within Greater London. The District also has a strong rural economy, and many residents work from home, but issues of connectivity and broadband are common.

The District has vibrant town centres with many independent shops and a good retail offering. There is strong competition from nearby areas including Bluewater and Tunbridge Wells. Some areas are in need of regeneration including Swanley Town Centre and New Ash Green Village Centre. Areas outside towns are served by local facilities within villages. These services are of great value to local communities and contribute to the District's rural economy.

Sevenoaks Vision 2015-2035

Sevenoaks District will strive to meet housing and employment needs without compromising the built and natural environment that is cherished by people who live, work and relax in the area. We will work with partners to ensure that growth is accompanied by a wide range of supporting infrastructure, particularly for education, health, transport and open space. Sevenoaks District will continue to thrive as a desirable place where people choose to build their lives.

People and Housing

The District is made up of patchwork of distinct communities with strong local character and we will protect this local identity for existing and future generations. People will be safe and healthy and proud of the area in which they live and work. There will be a choice of accommodation to meet the needs of the residents of the District, including affordable housing and homes for older people.

The District will help the delivery of new homes in a sustainable way, by making effective use of urban land within existing settlements and other brownfield land, thereby continuing to protect the Green Belt. Green Belt boundaries will only be altered in 'exceptional circumstances'.

Jobs and the Economy

The potential of the District's accessible location along major transport routes will be maximised to ensure a dynamic local economy, both urban and rural. The range of employment opportunities available in the District will be maintained and strengthened, and town centres will be the focus for retail and leisure opportunities. Broadband connectivity will be widely established, particularly to support rural communities and the visitor economy will be thriving. The District will benefit from the delivery of new employment opportunities, especially in offices. Retail and leisure activity in the town centres will be thriving. Challenges associated with the M25 (including air quality) and infrastructure provision (particularly medical and education facilities) are recognised and we will work with partners to facilitate improvements in these areas.

Nature and the Environment

All of the District's landscapes, habitats, historic and heritage assets, including the two Areas of Outstanding Natural Beauty, will continue to be conserved and enhanced in a way which protects local identity and distinctiveness. New development will be of high quality sustainable design responding to local character.

Objectives

Topic	Objective
'Housing'	1. Promote housing choice for all
'Natural and Built Environment'	2. Promote well designed, safe places and safeguard and enhance the District's distinctive high quality natural and built environments
'Economy'	3. Support a vibrant local economy both urban and rural
'Infrastructure'	4. Support lively communities with well performing town and village centres which provide a range of services, facilities and infrastructure
'Health'	5. Promote healthy living opportunities
'Green Future'	6. Promote a greener future

These six objectives, which were established at the outset of the Local Plan process, and consulted on as part of the Issues and Options consultation in 2017, set out a way of achieving the Vision. They help to focus priorities for future work and investment but also provide structure and easily understood headings against which Local Plan progress can be **monitored** each year.

The objectives for the Local Plan come from the key issues which have been derived from evidence gathering and other plans and strategies. These include our Corporate Plan, Community Plan, the current adopted Core Strategy, the Sustainability Appraisal that accompanies this Plan, together with new Housing Strategy and Economic Development Strategy.

The objectives are also mindful of changing Government priorities around areas such as health, economic development, technology and infrastructure.

Current Adopted Policies

The Core Strategy was adopted in 2011 and the associated Allocations and Development Management Plan (ADMP) was adopted in 2015. However, because the National Planning Policy Framework (NPPF) was adopted in 2012, and amongst other alterations, changed the way housing need was calculated, there is a requirement to update our Plan. Many of the policies contained in these existing documents remain relevant and it is the intention to carry these over into the new Local Plan, particularly in relation to Development Management policies and site allocations which have not yet been implemented. Over the past ten years, 2,626

homes have been completed (or 250 homes per year) against a target of 165 homes per year and last year 48 affordable homes were completed (against a target of 66 pa). In addition, our planning department is the busiest in Kent, with 2,269 planning applications received in 2017/18.

The Authority Monitoring Report (AMR) has been used since 2006 to report on how successful the adopted policies in the Core Strategy and Allocations and Development Management Plan have been in achieving sustainable development that meets local needs and national priorities. The AMR is used to track progress against the performance indicators set out in the policies in the Council's adopted planning documents.

There have been a number of key issues which have been identified during this time as set out in the table below. The new Local Plan will address these issues as set out in the following table.

Key Issue	Findings from the AMR	Draft Local Plan Approach
Successes		
Housing density	The average density of completed housing units was 60 DPH over the last five years, compared to the Core Strategy target of 40 DPH.	Policy for a new flexible approach to higher density to make the most efficient use of land.
Design - Building for Life	The AMR reports that the majority of schemes assessed generally scored 'very good' or 'good'	Integrate more widely in design policy to ensure high quality development across smaller sites.
Town Centres	The number of retail units within the three main town centres (Sevenoaks town, Swanley and Edenbridge) were consistent with monitoring targets reported in 2016/2017 with Sevenoaks just under the target of 70% at 69%, although still successful.	New policy supports a varied mix of town centre uses which better meet the needs of the town centre whilst encouraging reuse of existing retail units.
Challenges		
Affordable housing	The affordable housing target of 40% has not been met almost every year since the introduction of the target.	The Local Plan promotes innovative ways of providing affordable housing and includes a new, more flexible policy.

		It also explores an alternative approach of introducing a lower target, where viability information will not need to be provided on policy-compliant schemes.
Change of use from office accommodation to residential under permitted development	As at 31st March 2016, the District had lost approximately 17,000 m ² of office floorspace within 12 buildings. A further 4900 m ² could be lost from schemes yet to be implemented following the introduction of permitted development in 2013 to allow for change of use from office accommodation to residential without planning permission.	Article 4 directions will be served on all office accommodation on allocated sites to prevent change of use without the requirement of planning permission.

The Local Plan encompasses a wide range of objectives including social, environmental and economic issues; its policies establish the relationship between these objectives and the use of land. The AMR will continue to monitor progress against new performance indicators.

The following chart explains how the chapters in this Plan relate to the six key objectives above and outlines how these objectives will be delivered by addressing the following key issues:

Chapter	Issues Addressed within this Chapter	Link to Objectives
1. A balanced strategy for sustainable growth in a constrained District	Sustainability Headline needs Duty to Co-operate Place-making Housing Supply	1-‘Housing’ 3-‘Economy’
2. Protecting, conserving and enhancing Green Belt, landscape and the natural environment	Natural environment and Landscape Green Belt	2-‘Natural and Built Environment’

3. Safeguarding places for Wildlife and Nature	Biodiversity and Ecology	2-'Natural and Built Environment' 6- 'Green Future'
4. Ensuring well-connected communities are supported by appropriate infrastructure	Infrastructure priorities, particularly transport, health, education & broadband Developer contributions Viability	4-'Infrastructure'
5. Providing for housing choices	Affordable Housing, incl. older people Housing mix, size, type, and density Gypsies and travellers	1-'Housing'
6. Supporting a vibrant and balanced economy	Employment needs and supply Rural and visitor economy Retail and town centres Tourism	3-'Economy' 4-'Infrastructure'
7. Ensuring new development respects local distinctiveness	Design Heritage and Conservation	2-'Natural and Built Environment' 6-'Green Future'
8. Health and Well-being	Health and wellbeing Air quality Climate Change and flood risk	5-'Health' 6-'Green Future'
9. Leisure and Open Space	Leisure Open Space and Recreation	5-'Health' 6-'Green Future'

1. A Balanced Strategy for Sustainable Growth in a Constrained District

Supporting evidence

- Draft Revised National Planning Policy Framework (NPPF) including standardised methodology for calculating Local Housing Need 2018
- Strategic Housing Market Assessment (SHMA) 2015
- Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 and 2018
- Green Belt Assessment 2017
- Settlement Hierarchy 2018
- Statements of Common Ground
- Site Allocations appendix 1
- Additional information from exceptional circumstances site promoters
- Directions of growth / site options background papers

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Policy 1 - A Balanced Strategy For Growth in a Constrained District

Development will be focused within the boundaries of existing settlements, including building at higher density on non-Green Belt land. The four towns within the District – Sevenoaks, Swanley, Edenbridge and Westerham, will be the initial focus for development, with more moderate development within the settlements further down the Settlement Hierarchy.

We will encourage the re-use of previously developed 'brownfield' land, including land in the Green Belt, where it is situated in sustainable locations. However, the supply of 'brownfield' land is limited and therefore this is not a solution in itself.

We will promote sustainable patterns of development by permitting development in the Green Belt only in 'exceptional circumstances', in the most sustainable locations where employment, key services and facilities and a range of transport options are or will be available. Sites will need to provide social and community infrastructure in addition to housing, to help address evidenced infrastructure needs in the area.

We will continue to discuss with neighbouring authorities about whether they can accommodate some of the identified need for development, but the position, as set out in the Statements of Common Ground, is that they are currently unable to assist.

The National Planning Policy Framework (NPPF) set outs key national priorities to ensure that the planning system delivers sustainable development. The golden thread running through the planning system is the presumption in favour of sustainable development. This includes three dimensions; economic, environmental and social. Local Plans should positively plan for the development needs of their area, including housing, infrastructure, employment and retail.

This Local Plan considers how best to meet identified development needs. The headline needs for this District are: 13,960 homes (a figure provided by central government), 11.6ha of employment land and 32,000m² of retail floorspace.

Meeting development needs, particularly housing needs, within a constrained environment is clearly a defining factor for this Plan. But just as important is the need to place a high value on the varied and distinctive places and communities that make up Sevenoaks District and ensure that any new development respects these differences. We want to create healthy **communities**, not just houses, and these places need to be supported by services and infrastructure, so people and future generations will choose to live and work in these sustainable locations.

We are working closely with our town and parish councils that are preparing Neighbourhood Plans for their areas. Where site allocations are proposed in areas that are developing a Neighbourhood Plan, the Local Plan will set the high-level parameters in terms of land-use and the amount of development and the Neighbourhood Plan can provide more detail in terms of design and local distinctiveness.

The following table sets out our proposals and priorities for the four towns within Sevenoaks District.

Town	Residential	Employment	Place-making
Sevenoaks Urban Area	Focusing on the existing Sevenoaks Urban Area <i>and land at Sevenoaks Quarry*, land East of London Road, Dunton Green*, land West of Chevening Road, Chipstead*</i>	Retain existing employment sites and potential for intensification/expansion at Vestry Trading Estate and around the “Dunbrik” A25 area	Support the preparation of the Neighbourhood Plan Promote and enhance a vibrant town centre with redevelopment of land East of the high street for retail and community uses Protect the distinctive character and heritage of the urban area and prevent coalescence with adjoining settlements

			Promote increased density and quality of development at gateway locations - train stations and town centre
Swanley	Focusing on the regeneration of the existing town centre <i>and land to the West of Beechenlea Lane* and land at Pedham Place*</i>	Retain existing employment sites and potential for intensification/expansion of sites adjoining M25 J.3	Support the preparation of the Neighbourhood Plan Mixed-use regeneration of Swanley town centre to better meet the needs of the population it serves Infrastructure improvements (including better quality leisure and medical facilities) and promotion of sustainable transport modes to address congestion Protect the physical and community identity of the adjoining settlements, preventing coalescence
Edenbridge	Focusing on the existing urban area <i>and land off Four Elms Road* OR land off Crouch House Road* OR land at Breezehurst Farm*</i>	Retain existing employment sites and potential for intensification/expansion of sites to north and south of town	Support the preparation of the Neighbourhood Plan – focusing on provision of health and education facilities Promote and maintain the mix of retail and service uses that contribute to the vitality and viability of the town centre
Westerham	Focusing on the existing urban area <i>and land to the north and</i>	Retain existing employment sites and promotion of new sites adjacent to M25 off Beggars Lane	Infrastructure improvements (including medical facilities/provision for young people)

	<i>east of the settlement*, avoiding areas liable to flood and harm to the AONB</i>		<p>Promote and maintain the mix of retail and service uses that contribute to the vitality and viability of the town centre</p> <p>Protect the distinctive character and heritage of the town and ensure that development conserves and enhances the Kent Downs AONB</p>
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* These are greenfield Green Belt sites which claim to have exceptional circumstances. These sites are currently being tested and are included in this consultation for comment, but this does not guarantee their inclusion in the final Draft Local Plan.

In respect of the identified housing need, the government has recently introduced a standardised methodology for assessing this, which will, when confirmed, replace the previous requirement for the District Council to assess its own needs. The Local Plan must take account of the new methodology, which is based on the latest published household projections produced by the ONS that are then adjusted to take account of affordability issues. For Sevenoaks, this means an increase from 12,400 homes to 13,960 homes over the plan period from 2015 to 2035.

To put these figures in context, this would need 698 homes to be built every year, tripling the approximately 250 homes which have been delivered each year over the past 10 years, and quadrupling our existing Core Strategy target of 165 homes per year. It is therefore very clear that our ability to meet our housing need within our District will be a key challenge for this Plan. National planning policy sets out that we should aim to meet the 'Local Housing Need' figure provided by central government unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This is a highly constrained District with 93% Green Belt and 60% AONB and therefore it is very likely that these constraints will dictate whether we are able to meet our housing need in full.

Our existing Core Strategy focuses development within the existing settlements in the District, in the 7% of land which does not fall within the Green Belt. This has been our starting point for this new Local Plan. Although the 'Local Housing Need' figure provided by central government represents a huge challenge for this constrained District, we have interrogated all potential sources of housing supply (as set out in the

table below) before considering any development in the Green Belt. Essentially we have looked at the potential of land within existing settlements to understand the capacity of non-Green Belt land. The Green Belt boundaries are drawn tightly around the 24 settlements in the District that have defined green belt boundaries, which naturally restricts settlement capacity. We have focused on 'maximising the supply' in existing settlements, including through increased density and urban regeneration.

Elements of supply within Existing Settlements:
Existing completions and consents
Suitable sites in the SHELAA within existing settlements
Greenfield sites within settlements (very limited – already have consent)
Brownfield sites within settlements (limited – Brownfield register established)
Increased density on existing allocations from ADMP (2015)
Airspace development at Sevenoaks train station
Regeneration of Swanley town centre
Re-configuration of public open space / more efficient use of land
Re-configuration of employment space / more efficient use of land
Consideration of estate regeneration and public sector land

It is apparent that we will not be able to meet the 'Local Housing Need' figure provided by central government purely by focusing within our existing settlements. Therefore, we have been consulting with our neighbouring authorities, to understand whether they can help to meet some of our need, through a process known as the Duty to Co-operate. We have fully considered capacity within the West Kent housing market area (HMA) and adjacent housing market areas. Officers and members of Sevenoaks District Council, Tunbridge and Malling Borough Council and Tunbridge Wells Borough Council have been meeting to establish a robust process of co-operation, supported by the Planning Advisory Service (PAS) and have produced a Statement of Common Ground. Discussions have also been held with Dartford Borough Council and we have a Memorandum of Understanding with Maidstone, to explore Duty to Cooperate issues which might not be able to be met within the HMA. To date, none of these discussions or processes have led to any authorities being able to assist Sevenoaks with unmet need. Clearly there needs to be a balance between how much can be achieved within the highly constrained Sevenoaks District and what might be achieved elsewhere, and discussions will continue as the Local Plan progresses to examination. The next step has been to consider the potential of land that falls within the Green Belt. Sevenoaks District is heavily constrained by Green Belt and environmental constraints. We are committed to protecting the Green Belt which is highly valued by our local communities and its importance continues to be recognised by Government through the NPPF. Green Belt boundaries can only be

amended in 'exceptional circumstances'. Meeting housing and other needs is an important target, but the overriding requirement is to ensure that development is sustainable. A 2017 study assessing the District's Green Belt finds that all areas continue to perform against at least one of the five purposes of Green Belt making its continued designation appropriate unless exceptional circumstances are clearly identified.

We have first looked at Previously Developed Land (PDL, as defined within the NPPF) in the Green Belt, provided it is situated in a sustainable location, close to services and facilities. We have also taken a broader, more inclusive definition of PDL, or 'locally defined brownfield land' in order to maximise the potential of land that has been subject to some form of development. This includes consideration of for example agricultural buildings, plant nurseries or minerals workings, which are excluded from the national definition of PDL. However, these sites still need to be situated in a sustainable location to form part of this strategy.

In terms of green field Green Belt land, we have been consistently clear that we will only consider use of this land 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. Exceptional circumstances are not defined in national policy, but we consider that they need to be considered both at the strategic district-wide level and at the site specific level. Strategically, the District is unable to meet its housing need in the 7% of land in the District that is not classified as Green Belt. The scale of the need, including the need for affordable homes, is such that we are considering sites where they suggest that they have the Exceptional Circumstances required to propose Green Belt amendment, which we have defined locally as providing social and community infrastructure which meets an evidenced need.

In terms of spatial options to accommodate our need, we have considered a number of different options, including five approaches that we considered as part of the Issues and Options consultation in 2017.

Our preferred option, which received 92% support in our Issues and Options consultation (2017) is summarised below:

- Focus growth in existing settlements, including at higher density
- Redevelopment of previously developed / locally-defined 'brownfield' land in sustainable locations
- 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

In terms of the broad spatial distribution for potential Green Belt amendment, we have looked at our settlement hierarchy, which ranks our settlements in terms of sustainability, with reference to their services and facilities. There are four towns in Sevenoaks District – Sevenoaks, Swanley, Edenbridge and Westerham, which form the top tiers of our settlement hierarchy. We have looked broadly at these four settlements in terms of compass-point directions of growth, and the relative constraints and opportunities presented by each of these settlements.

Based on this consideration of ‘directions of growth’ and land availability, through sites that have been submitted through the ‘call for sites’ and that are therefore available for development, a number of potential exceptional circumstances cases are under consideration, which all propose social and community infrastructure in addition to housing. **We are consulting on all of these sites, in order to receive stakeholder comments on the proposals and to give you a further chance to give us your opinions on these proposals, which are now more clearly defined than at the Issues and Options consultation stage last year.** It should be noted that some sites in the same settlement (Edenbridge) are proposing similar infrastructure; these are all included as options, but will not all be included in the final draft of the plan, as clearly multiple identical facilities are not required. **To re-iterate, the inclusion of these sites in this consultation does not guarantee their inclusion in the final draft Local Plan.** We are still assessing whether the infrastructure proposed meets a genuine evidenced need and whether the exceptional circumstances proposed are sufficient to warrant a Green Belt amendment, and this work will be informed by the stakeholder and community consultation. We are also considering how land removed from the Green Belt can be offset through compensatory improvements, and this will form part of our consideration of the potential ‘Exceptional Circumstances’ sites.

In relation to the potential ‘Exceptional Circumstances’ site in Swanley (Land between Beechenlea Lane and Highlands Hill) it should be noted that in February 2017, Cabinet determined that: ‘c) *some elements of the Master Vision be addressed further within a Local Plan ‘Issues and Options’ consultation to be undertaken during 2017 with the **exception** of unsupported aspects, namely.....the proposals to build 3000 houses, or any large development, on the pieces of strongly performing Green Belt and Grade 2 agricultural land at the back of Archer Way which separates the communities of Hextable, Swanley Village and Swanley’.* At that time we were gathering our evidence base together (the report to Cabinet was on the Swanley and Hextable master-vision) and we had not yet settled on a District-wide development strategy – we now have i.e. develop at higher density in existing settlements, on brownfield land, and on greenfield Green Belt land only in Exceptional Circumstances where there are social and community benefits that meet an evidenced need.

Now we are considering an actual submission from the landowner to the call for sites (as opposed to a 3,000 unit garden village concept proposed by our consultant master-planners).

We are therefore **obliged** to consider the submission in line with our development strategy as it potentially fits in the latter category as it is greenfield Green Belt proposing social and community infrastructure that could potentially meet an evidenced need. Therefore, in order to be consistent with all the other sites we have assessed, this submission should be subject to public consultation to seek public and stakeholder comments.

Further details of the potential exceptional circumstances cases can be viewed in the *site allocation appendix (Appendix 1)* and additional supporting information that has been submitted by the promoter is available here. A summary of the infrastructure proposed on these sites, as defined by the site promoters, is outlined below:

Exceptional Circumstances by Settlement			
Site Name & Reference	No. of units proposed	Site Area	Social and Community Infrastructure proposed as stated by the promoter
Sevenoaks Urban Area			
Sevenoaks Quarry MX43	600	94.0	<ul style="list-style-type: none"> • New leisure lake - centre for water sports • Mixed use lake-side facilities for sports and recreation e.g. club house / cafe • Lake-side park and network of green spaces for recreation, drainage and nature including a lake-side trail for running and walking and natural/adventure play areas • New pedestrian and cycle connections within and beyond the site • 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
Land to	26 - 30	1.7	<ul style="list-style-type: none"> • Community car park (to serve primary

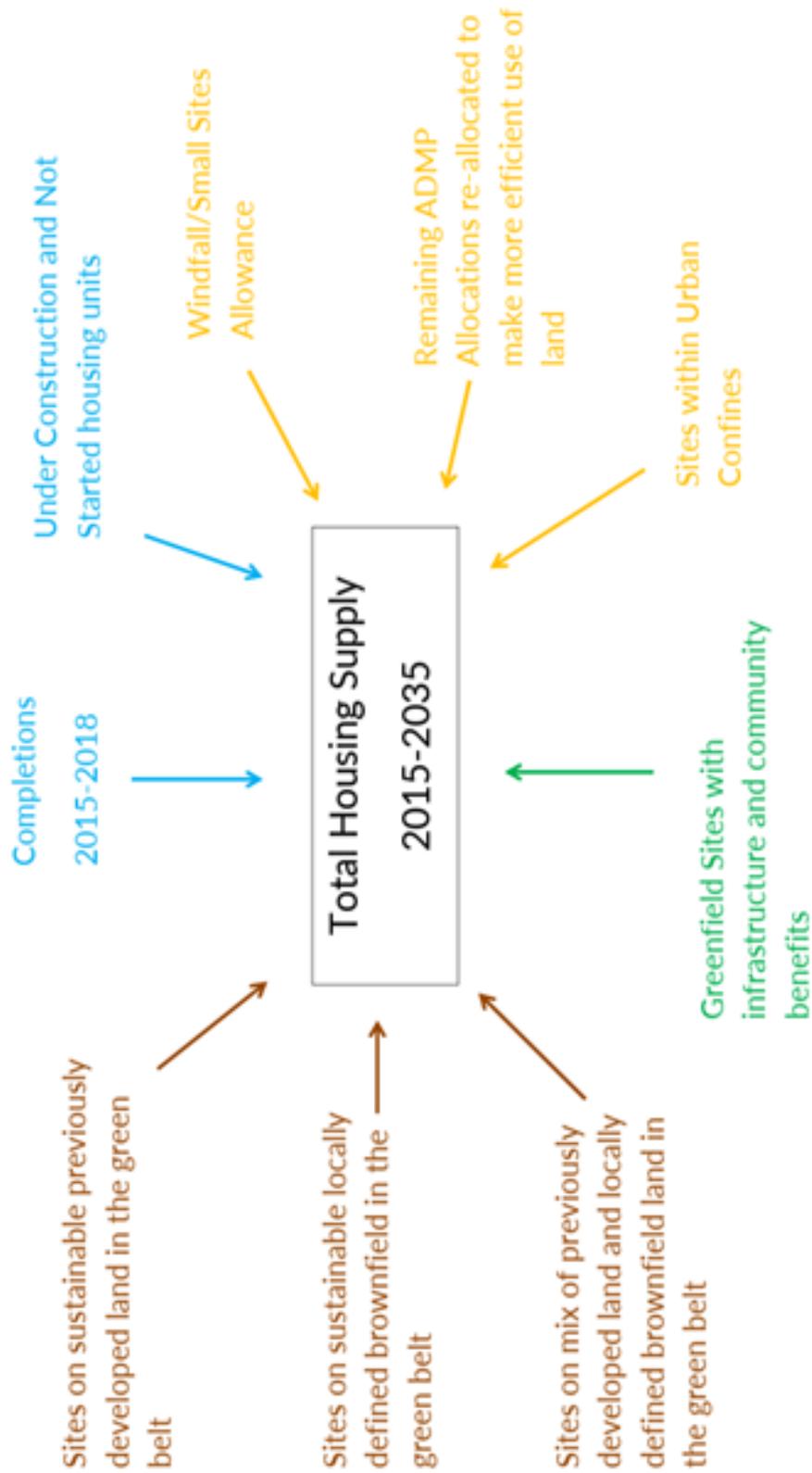
West of Chevening Road Chipstead MX49 HO53			school) <ul style="list-style-type: none"> • Community green/play space • Ecology Enhancement • Local Needs Housing
Land east of London Road, Dunton Green MX50 HO70	240	8.5	<ul style="list-style-type: none"> • Multi-Use Games Area (MUGA)/sport facilities relocation and additional community parking • Improvements to Dunton Green primary school and pedestrian/cycle links
Swanley			
Land between Beechenlea Lane and Highlands Hill Swanley MX54 HO188	750	20.8	<ul style="list-style-type: none"> • Public open space, including a leisure/cycle trail, viewpoint, allotments and children's play areas • Land for an extension to the existing Downsview Primary School including to facilitate new classrooms and provision of a drop off/pick up point for school-children. • Transport improvements including a new distributor road, closing Beechenlea Lane to the north of existing dwellings and land for a 'park and ride' facility • Land for a healthcare facility • Land for a community/local centre. • Land for an indoor multipurpose sports hall and outdoor sports pitch (full size for football and/or rugby use). • Provision/funding of a new road bridge crossing over the railway

Pedham Place, Swanley MX48	C2,500	117.6	<p>Residential-led mixed use village development, incorporating:</p> <ul style="list-style-type: none"> • Golf course, all-weather sports pitches and indoor and outdoor leisure facilities • Employment space including office space and hotel • Village Green and local centre with healthcare provision, community use buildings, retail shops and restaurants • Junior school, nursery and all-ages special needs (PSCN) school • Green infrastructure and public access open space
Edenbridge			
Land South and East of Four Elms Road, Edenbridge HO189 & HO190 MX25 & MX26 HO223	515	24.9	<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) • land and funding for new roundabout junction and internal spine road to the school and medical services sites
Land at Crouch House Road, Edenbridge MX51 HO158	250	18.4	<ul style="list-style-type: none"> • Provision of self-build plots • Land for primary care/GP facility • Land for health services • Land for education provision
Land at Breezehurst Farm, Edenbridge	450	18.0	<ul style="list-style-type: none"> • Secondary School • Hospital/GP facility • Employment space

MX10 HO105			<ul style="list-style-type: none"> • Open space / play areas
Land West of Romani Way, Edenbridge MX44	80	6.7	<ul style="list-style-type: none"> • Employment Land • C2 care facility • Limited number of Gypsy and Traveller pitches (e.g. 5)
Westerham			
Land north and east of Westerham (Which Way Westerham) HO371 & HO372 HO373 & HO374 EM17	600	21.8	<ul style="list-style-type: none"> • A25 Relief Road • Common Land extensions (25 ha) • Environmental improvements, landscape restoration and flood risk management works (25 ha) • Employment space • Environmental landform screen to M25 – noise, light and air pollution attenuation plus renewable energy generation and storage • Contributions/facilities for GP surgery and primary school, including second school access road • Contributions for public realm and parking works in the town centre
Hartley			
Hartley – Corinthians and Banckside MX52 & MX53 HO162 & HO169	Corinthians 570 units Banckside 230 units	74.6	<p>Corinthians:</p> <ul style="list-style-type: none"> • Retirement village – specialist elderly care accommodation • satellite health centre • Improved sports provision including 4G pitch, golf course, indoor facilities • Replacement primary school & Special Educational Needs (SEN) school • New employment floorspace, incubator and start up

			<ul style="list-style-type: none"> • Accessibility and Vehicle/cycle links • Allotments & open space • Self-build plots <p>Banckside:</p> <ul style="list-style-type: none"> • New country park including pedestrian and cycle links to Longfield station, children’s play area, outdoor gym, woodland trails and café • Relief road to improve Castle Hill
Pratts Bottom			
Broke Hill Golf Course MX41	800	60.2	<ul style="list-style-type: none"> • Extra care / warden-supported housing • Local Needs Housing • Local service centre (likely to include community hall, a café, health club facilities, and small-scale retail) • Healthcare provision • New Education Facilities, including Primary School, Early Years and Special Education Needs facility • Employment space including incubator business space • Self build plots • Gin distillery (employment and tourism) • Station car park • A Regional Sports Hub including club/changing facilities and contributions to leisure facilities • Public open space provision

The following chart outlines the proposed housing supply options:



Housing Supply Option	Description		Approximate Units
"Baseline"	Completions 2015-2018		1,104
	Sites with planning permission (under construction / not started housing units as at 31 st March 2018)		1,784
	Sub-total		2,888
"Maximising Supply"	Windfall / small sites allowance (incl. allowance for additional rural exception sites)		700 + 160*
	Re-allocated sites (ADMP allocations reassessed for most efficient use of land) - within existing settlements		822
	Sites within existing settlements		608
	Sub-total		2,290
"Brownfield"	Sites on sustainable previously developed land in the Green Belt		318
	Sites on sustainable locally defined brownfield land in the Green Belt		276
	Sites on mix of previously developed land and locally defined brownfield land in the Green Belt (including an additional 300 units at Fort Halstead through higher density scheme than existing permission for 450 units)***		726
	Sub-total		1,320
	Indicative 100 units for sites with heritage constraints not yet fully assessed****		100
	Sub-total for Baseline, Maximising Supply and Brownfield		6,598
Exceptional Circumstances - Greenfield sites with proposed infrastructure and community benefits (to be tested)	Edenbridge	Four Elms or Crouch House Road or Breezehurst Farm	400**
		Land west of Romani Way and Hever Road	80
	Sevenoaks Northern	Sevenoaks Quarry	600
	Westerham	Land north and east of Westerham (Which Way Westerham)	600
	Swanley	Land between Beechenlea Lane and Highlands Hill***	750
	Pratts Bottom	Broke Hill Golf Course	800
	Hartley	Corinthians Golf Club and land at Banckside	800
	Farningham	Pedham Place Golf Course and land	2,500
	Dunton Green	Land east of London Road	240
	Chipstead	Land west of Chevening Road	30
	Sub-total for exceptional circumstances		6,800
TOTAL			6,598 - 13,398

* Rural exceptions sites figure included in windfall at 10 x 16 years

** 400 at Edenbridge is an average of the three submitted sites

*** Fort Halstead received into the call for sites on 31st May 2018 / Revised Swanley submission received 4th June 2018

**** Site capacities are to be confirmed in cases where there are heritage constraints that require additional information in order to be assessed appropriately

In summary this achieves approximately:

- 2,900 units from our 'baseline' (completions and permissions)
- 2,300 units from 'maximising supply' in existing settlements
- 1,300 units from previously developed or 'Brownfield' land
- 100 units from sites with heritage constraints (not yet fully assessed)
 - Sub-Total 6,600 from the above elements
- 6,800 units from 'Exceptional Circumstances' sites (to be tested)

Approximately 6,600 – 13,400 units in Total (see below for explanation of range)

The above **range** reflects the fact that the potential Exceptional Circumstances sites (greenfield sites with proposed infrastructure and community benefits) are yet to be tested and therefore it is currently unknown which sites will be taken forward into the final draft of the Local Plan. 6,600 represents the number of units that would be delivered if none of the 'exceptional circumstances' sites are included, whereas 13,400 represents the number of units that would be delivered if all of the 'exceptional circumstances' sites are included in the draft Local Plan.

Further details of the sites that make up this housing supply are set out in the Site Allocations Appendix, including design guidance and areas where more information is required in order to confirm inclusion of the site in the Draft Plan.

Policy 2 – Housing and Mixed Use Site Allocations

The following new sites, as defined in Appendix 1, are proposed for consultation.

These sites will provide for a range of housing types, density, mix and tenure and are subject to the site areas and design guidance as set out in Appendix 1. Where further information is required on these sites, this is also set out at Appendix 1.

Unimplemented housing and mixed use site allocations from the ADMP (2015) will be carried forward into this Local Plan and are separately listed in Appendix 2.

Key

UC – Urban Confines – where sites are located in existing settlements

BF – Brownfield – where sites are previously developed or 'brownfield' land

EC - Exceptional Circumstances - 'Exceptional Circumstances' sites (to be tested)

Ref	Settlement/Site	No. of units	Site type
	Sevenoaks Urban Area		
HO5	5 Crownfields, Sevenoaks	14	UC
HO217	Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks	16	UC
HO226	Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks	30	UC
HO349	Godfreys, Otford Road, Sevenoaks	10	UC
HO365	Sevenoaks Hospital, Hospital Road, Sevenoaks (local hub to be re-provided)	73 Health hub	UC
HO381	15 St Botolphs Road, Sevenoaks	16	UC
HO382	Archery and Far End, Chipstead Lane, Chipstead, Sevenoaks	25	UC
MX29	Sevenoaks Community Centre, Otford Road, Sevenoaks	25 Community Employment	UC
HO86	Chaucers of Sevenoaks, London Road, Dunton Green	9	BF
MX43	Sevenoaks Quarry, Bat and Ball Road, Sevenoaks	600 Community Leisure Open space	BF/EC
MX49	Land west of Chevening Road, Chipstead	30 Community Open space	EC
MX50	Land rear of the Village Hall (wider), London Road, Dunton Green	240 Community Infrastructure	EC
	Swanley		
HO197	Land rear of West View Road, Swanley	25	UC
HO198	The Woodlands, Hilda May Avenue, Swanley	22	UC
HO202	Land adjacent to 23 Russett Way, Swanley	7	UC
HO274	Land between 16 and 32 Alder Way, Swanley	24	UC
MX56	White Oak Leisure Centre, Hilda May Avenue, Swanley (as part of a leisure centre replacement programme)	80 Leisure	UC
HO4	Harringtons Nursery, Highlands Hill, Swanley	71	BF

HO10	Old Forge Yard, Swanley Village Road, Swanley	TBC*	BF
HO222	Former Birchwood Primary School, Russett Way, Swanley	26	BF
HO298	Land rear of Cedar Lodge, Wood Street, Swanley Village	TBC*	BF
HO357	Swanley Village Nursery, Swanley Village Road, Swanley Village	TBC*	BF
MX9	Upper Hockenden Farm, Hockenden Lane, Swanley	16 Employment	BF
MX32	Pembroke Business Centre and Pembroke House, College Road, Swanley	5 Employment	BF
MX48	Land at Pedham Place (wider)	2500 Employment Retail Infrastructure Leisure Open space	EC
MX54a	Land between Beechenlea Lane and the railway line, Swanley	400 (already included in MX54b) Community Infrastructure Open space	EC
MX54b	Land between Beechenlea Lane and Highlands Hill, Swanley	750 Community Infrastructure Open space	EC
	Edenbridge		
HO210	Open space at Stangrove Estate, Crouch House Road, Edenbridge	15	UC
HO364	Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge	TBC*	UC
HO379	Kent & Surrey Driving Range, Crouch House Road, Edenbridge	5	BF
HO189	Land south of Skinners Lane, Edenbridge	265	EC
HO190	Land north of Skinners Lane, Edenbridge	50	EC
HO223	Land east of Bray Road, Edenbridge	200	EC
MX25	Land east of Four Elms Road and north of Skinners Lane, Edenbridge	Health hub	EC
MX26	Land south of the railway line, Four Elms Road, Edenbridge	Secondary school	EC

MX10	Land at Breezehurst Farm, Crouch House Road, Edenbridge	450 Employment Health hub Secondary school	EC
MX44	Land west of Romani Way, Edenbridge	80 G&T pitches Employment	EC
MX51	Land south west of Crouch House Road, Edenbridge	250 Health hub Secondary school	EC
	Westerham		
HO46	Land between Granville Road and Farleycroft, Westerham	10	UC
HO327	Crockham Hill House, Main Road, Crockham Hill	5	BF
HO371	Land south of Farley Lane, Westerham	9	EC
HO372	Land north of Farley Lane, Westerham	59	EC
HO373	Land east of Croydon Road, Westerham	166	EC
HO374	Land south of Madan Road, Westerham	366	EC
	New Ash Green		
HO384	The Forge, Ash Road, Ash	14	UC
MX55	The Manor House, North Ash Road, New Ash Green	TBC* Employment	UC
	Otford		
HO102	Otford Builders Merchants, High Street, Otford	TBC*	UC
	Hartley		
HO353	Land south of Orchard House, Ash Road, Hartley	10	BF
MX52	Land at Corinthians Sports Club, Valley Road, Fawkhams	570 Employment Health Education Sports	EC
MX53	Land between Parkfield and Fawkhams Road, Fawkhams	230 Infrastructure Country park	EC

	Other Settlements		
HO150	Chelsfield Depot, Shacklands Road, Badgers Mount	194	BF
HO328	Land west of the roundabout, London Road, Badgers Mount	21	BF
HO368	Calcutta Club and Polhill Business Centre, London Road, Badgers Mount	66	BF
HO109	Highways Depot, Tonbridge Road, Chiddingstone Causeway	8	BF
HO97	Middle Farm Nursery, Cray Road, Crockenhill	TBC*	BF
HO124	Wested Farm, Eynsford Road, Crockenhill	TBC*	BF
HO363	Land at Willow Farm, Tylers Green Road, Crockenhill	16	BF
HO315	Gorse Hill Nursery, Gorse Hill, Farningham	55	BF
HO326	Maplescombe Farm, Maplescombe Lane, Farningham	35	BF
HO51	Eureka Naturist Club, Manor Lane, Fawkham	13	BF
HO165	Fawkham Business Park, Fawkham Road, Fawkham	31	BF
HO378	Grange Park Farm, Manor Lane, Fawkham	32	BF
HO49	Highfield Farm and Knocka Villa, Crow Drive, Halstead	27	BF
HO138	Deer Leap Stud Farm, Knockholt Road, Halstead	13	BF
HO307	Oak Tree Farm, London Road, Halstead	50	BF
MX24	Fort Halstead, Crow Drive, Halstead	300 (in addition to 450 granted planning permission) Employment	BF
MX41	Land at Broke Hill Golf Course, Sevenoaks Road, Halstead	800 Employment Retail Community Leisure Open space	EC
HO73	The Parish Complex, College Road, Hextable	TBC*	UC
HO224	Former Furness School, Rowhill Road, Hextable	124	UC
HO58	Land west of College Cottages, College Road, Hextable	16	BF

HO106	College Road Nurseries, College Road, Hextable	9	BF
HO212	Egerton Nursery, Egerton Avenue, Hextable	19	BF
HO225	Oasis Academy, Egerton Avenue, Hextable	127	BF
HO354	Holmesdale Works, Holmesdale Road, South Darent	TBC*	UC
HO127	Gills Farm, Gills Road, South Darent	9	BF
HO346	Land at Oakview Stud Farm, Lombard Street, Horton Kirby	42	BF
HO340	Land east of Whitebeam Close and south of Pilgrim Way Cottages, Kemsing	TBC*	UC
HO104	Baldwins Yard, Noahs Ark, Kemsing	15	BF
HO133	Land south of West End, Kemsing	20	BF
HO44	51-59 Mount Pleasant Road and land to the rear, Sevenoaks Weald	14	UC
HO47	1-6 Gilchrist Cottages and land to the rear, Mount Pleasant Road, Sevenoaks Weald	13	UC
HO336	Car park east of Sundridge House, Main Road, Sundridge	TBC*	BF
HO342	Meadow Cottage, Goathurst Common, Ide Hill	14	BF
HO35	JD Hotchkiss Ltd, London Road, West Kingsdown	25	UC
HO78	Florence Farm Mobile Home Park, Main Road, West Kingsdown	10	UC
HO272	Rajdani, London Road, West Kingsdown	16	UC
HO77	Millview Park and Foxlands, London Road, West Kingsdown	41	BF
HO129	Terrys Lodge Farm, Terrys Lodge Road, Wrotham	TBC*	BF

* Site capacities are to be confirmed in cases where there are heritage constraints that require additional information in order to be assessed appropriately.

2. Protecting, conserving and enhancing Green Belt, landscape and the natural environment

Supporting Evidence

- Landscape Character Area Assessment 2016
- Kent Downs AONB Management Plan and associated documents and position statements
- High Weald AONB Management Plan and associated documents and positions statements
- Green Belt Assessment 2017
- Green Belt Supplementary Planning Document (SPD) (*to be updated and replaced*)

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Landscape and Areas of Outstanding Natural Beauty (AONB)

Sevenoaks District is an attractive place to live and work for all generations. The diverse landscape and strong historic features have contributed to the special and distinctive character of the District. More than 60% of the District lies within the Kent Downs or High Weald Areas of Outstanding Natural Beauty and 11% of the District is covered in irreplaceable Ancient Woodland (compared with the UK average of 2%).

The Landscape Character Assessment 2016 provides a detailed review of the entire District including the AONBs.

Policy 3 – Landscape and AONB

The landscape character of the District and the countryside, including areas of tranquillity, will be conserved and the distinctive features that contribute to the special character will be protected and enhanced where possible.

Proposals within the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings must conserve and enhance the character of the landscape with regard to the relevant management plan, associated documents and position statements.

Consideration must be given to the:

- *Scale and form of development*
- *Layout in relation to adjacent settlements and settlements patterns*

- *Impact on scenic beauty*
- *Use of materials and colours*
- *Rural economic impact, either positive or negative*
- *Historic use of buildings, site and surroundings*

Enhancement may include but is not limited to:

- *Improvement of scenic beauty e.g. the removal or improvement of currently detrimental buildings or features; or by obscuring or distracting from negative features such as pylons, substations and major roads.*
- *Restoring historic features and replacing existing materials with more appropriate and local materials*
- *Supporting the local economy e.g. using local materials, including features reliant on local materials such as wood for biomass boilers, supporting new rural business etc.*
- *Restoring historic settlement patterns, historic field patterns or historic routeways*
- *Allowing new appropriate public access*
- *Restoration of native planting and natural features including trees, hedgerows, meadows and grassland.*
- *Improving tranquillity and reducing the existing impact of noise and lighting*

Green Belt

Sevenoaks District adjoins London and is predominantly rural in character with 93% of the District designated as Metropolitan Green Belt, the third highest percentage in England. The particular function of the Green Belt in Kent is to form a buffer to the outward growth of London, preserving the open countryside between the edge of London and the settlements of West Kent.

The general purposes of the Green Belt is to:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration by encouraging the recycling of derelict and other urban land.

The most important attribute of the Green Belt is its openness and the fundamental aim of Green Belt policy is to keep land *permanently* open. The 2017 study assessing the District's Green Belt finds that all areas continue to perform against at least one

of the five purposes of Green Belt making its continued designation appropriate unless 'exceptional circumstances' are clearly identified.

Extensions and replacement buildings in the Green Belt

It is reasonable for those living or working in the Green Belt to be able to extend or replace their buildings, to cater for changing family needs or to provide updated facilities and accommodation. Proposals to extend or replace buildings in the Green Belt are not inappropriate development provided extensions are proportionate and replacements are like-for-like or 'not materially larger' in scale. Previous versions of the Local Plan have included a policy that allows the extension of a dwelling by up to 50% above the floor area of the original dwelling. Floor-space alone does not reflect the impact of the development on the openness of the Green Belt, but the percentage should be used as a guide, where extensions or replacements that result in an increase of more than 50% above the original floor-space are unlikely to be acceptable. The principles that determine the acceptability of a scheme are based on design and the impact that the form and appearance of the extension/replacement have on the openness of the Green Belt.

Basements in buildings in the Green Belt

The construction of basements in buildings in the Green Belt would not generally impact on the openness of the Green Belt in terms of their physical presence, providing that the basements are located entirely underground, are not visible externally and are not artificially raised above natural ground level or result in the re-grading of the site.

Dwellings permitted as Rural Exceptions in the Green Belt

Rural exception schemes are permitted based on a proven local need for housing of a certain size and type, as identified through rural housing needs surveys. As these developments have been allowed as an exception to normal Green Belt policy, to meet identified local housing needs, it is reasonable not to allow future extensions and additions which would impact on the size and affordability of these units or their suitability to meet specific housing needs.

Policy 4 Development in the Green Belt

Extensions and replacement buildings in the Green Belt

Proposals to extend or replace buildings in the Green Belt will be permitted where the design of the proposal does not materially harm the openness of the Green Belt through disproportionate scale, bulk or visual intrusion. As a guide, the total floorspace of the proposal, together with any previous extensions or outbuildings, should not result in an

increase of more than 50% above the floorspace of the original dwelling (measured externally). Extensions should be subservient to the original building and replacement buildings should not be materially larger than the building they replace.

Basements in buildings in the Green Belt

Proposals for the provision of basements in buildings in the Green Belt will be permitted where

- a) The basement would be situated entirely underground with no part of it visible at any point externally and there would be no external windows, entrances or exits to the basement*
- b) The building would not be artificially raised above natural ground level and the topography of the site would not be altered/re-graded, to accommodate the basement*

Dwellings permitted as Rural Exceptions in the Green Belt

Applications to extend dwellings or erect or extend outbuildings to dwellings that have been permitted as part of a rural exception scheme will not be permitted.

3. Safeguarding places for Wildlife and Nature

Supporting Evidence

- Biodiversity Analysis Evidence Base 2018
- Kent Biodiversity Strategy 2015 - 2025
- River Basin Management Plans 2015

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Sevenoaks District is rich in biodiversity and wildlife due to its range of different habitats and protected areas. There are no internationally important sites in the District although there are four such sites within 10km of the boundary of the District, the most significant of which is Ashdown Forest which lies approximately 6km south of the District boundary. It is internationally important for nature conservation, reflected in its designation as a Special Protection Area (SPA) due to the presence of breeding Nightjars and Dartford Warblers and as a Special Area of Conservation (SAC), primarily due to heathland habitats. The European designations cover around 3,000ha. The District's nearest settlement to Ashdown Forest is Edenbridge, which is approximately 12km from the site and a 2016 visitor's survey found that less than 1% of visitors to the Forest are from within Sevenoaks District.

The Local Plan is accompanied by a 'Habitats Regulations Assessment' (HRA) which ascertains whether there is an adverse effect on the integrity of the European site(s), either alone or in combination with other plans or projects. We will continue to work proactively with Natural England, neighbouring authorities and any other relevant bodies to understand the impact of the Local Plan on the Ashdown Forest. We are members of the Ashdown Forest Officer Working Group and have signed a Statement of Common Ground to demonstrate our ongoing commitment to joint-working on this important issue.

To date, neighbouring authorities have sought modest developer contributions towards mitigating the impact of recreational pressure from new development, within a 7km zone of the forest. This zone just reaches into the District (a very small area around Fordcombe and Cowden), but there is no development proposed in these areas as it is entirely washed over by the Green Belt. However, due to the possibility of windfall development, Natural England has recommended that Strategic Access Management and Monitoring (SAMMs) contributions are sought, to allow any windfall development within the 7km zone to proceed, whilst addressing their impact on the forest. As there are no proposed site allocations within the 7km zone in the

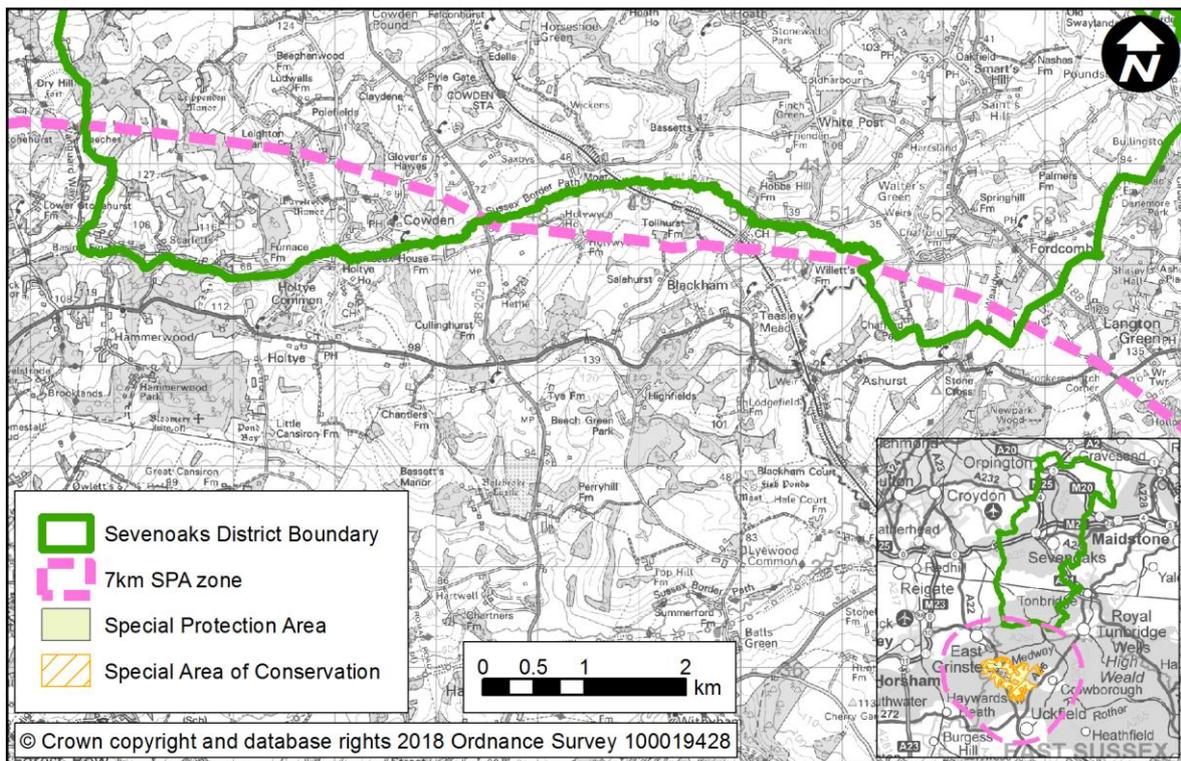
District, a strategic Suitable Alternative Natural Greenspace (SANG) is unlikely to be feasible.

Policy 5 – Ashdown Forest

Any residential development within the 7km zone of Ashdown Forest (see map) will provide a Strategic Access Management and Monitoring (SAMMs) contribution, to address visitor impact on Ashdown Forest, in line with the SAMM strategy. This is currently set at £1,170 per new residential unit

(<http://www.wealden.gov.uk/nmsruntime/saveasdialog.aspx?IID=19029&SID=1997>).

If any major development is proposed in or adjacent to the zone, applications will be considered on a case-by-case basis to determine any additional mitigation requirements.



Biodiversity and Ecosystems

Nationally designated sites including Sites of Special Scientific Interest (SSSIs) are already afforded protection from development due to their biological or geological importance. These designated areas play an important role in the ecosystem of the District and will be shown on the policies map.

The District has a number of locally designated sites including Local Wildlife Sites, Local Nature Reserves, Roadside Nature Reserves (8 currently defined within the

District) and Kent Wildlife Trust Reserves. These are protected for their biodiversity and ecological value.

Biodiversity is not confined to designated and protected areas but is found throughout rural and urban areas. It is important to conserve existing biodiversity and create new habitats, either large scale such as wildflower meadows and flood prevention schemes, or through small scale solutions, such as new planting or bat and bird boxes. It is important to remove invasive species and to ensure new planting is native and appropriate for the location.

It is also important to provide means by which wildlife can move and thrive. Interconnected habitats allow wildlife to move freely in accordance with natural patterns and changing climates. The Kent Biodiversity Strategy includes the designation of “Biodiversity Opportunity Areas” across Kent approved by the Kent Nature Partnership. There are 4 such areas within Sevenoaks District. Biodiversity Opportunity Areas (BOA) indicate where the greatest gains can be made from habitat enhancement, restoration and recreation. The Biodiversity Analysis Evidence Base also indicates areas suitable for enhancement.

Access to the natural environment and areas of high biodiversity value can also have a positive impact on health and wellbeing and can help reduce social and health inequalities. We are supportive of projects such as community led habitat management, health walks and wildlife/nature experiences especially those which encourage children and young people to engage with the natural environment.

The District has a high quantity of woodland much of which is designated as Ancient Woodland. This extensive ancient woodland (11% of the District) is a particularly rich source of biodiversity and a sensitive and irreplaceable habitat.

The rivers and areas of open water within the District are also an important aspect of its character. They provide important habitats as well as recreational, educational and community opportunities.

Blue Green Infrastructure and the Natural Environment

Blue green infrastructure and natural environment features should be incorporated into development schemes at the early stages of design in order to make the most of any existing features and providing new provision where possible. This can include suitable landscaping and planting as well as more innovative solutions such as living walls and roofs, bird bricks and permeable paving. Trees, woodlands and hedgerows within both the urban and rural areas form an important part of the District’s character and the setting of buildings and settlements. They are an integral part of an area and play an important role in cleaning the air we breathe.

All blue green infrastructure is essential to mitigating and adapting to climate change ensuring that future generations can still enjoy a healthy and thriving environment for years to come. Plants and trees remove carbon dioxide from the atmosphere and release oxygen, acting as a carbon sink by storing it in the soil and vegetation. Natural landscaping can also help to adapt to a changing climate, by reducing localised flooding, surface water run off and providing floodwater reservoirs. Deciduous trees can help manage high temperatures by providing shading in the summer but still allowing heat and sunlight through in the winter.

Policy 6 – Safeguarding Places for Wildlife and Nature

Designated Areas

In addition to national designations, local areas of importance for biodiversity will be protected from any development which may cause a loss in biodiversity value or habitats. Areas included are, but not limited to:

- *Local Wildlife Sites*
- *Local Nature Reserves*
- *Kent Wildlife Trust Reserves*
- *Roadside Nature Reserves*
- *Country Parks*
- *Ancient Woodland*

Opportunities will be sought for the enhancement of biodiversity through the creation, protection, enhancement, extension and management of sites.

New Development

Proposals for new development must retain as many existing natural features and existing blue green infrastructure as is feasible and must result in no net loss in biodiversity value.

This will include, but is not limited to, retaining the existing:

- *Trees and vegetation*
- *Hedgerows through the site and along the boundary*
- *Connections to offsite blue green infrastructure*
- *Nesting sites and areas of high ecological value*
- *Ponds and wetlands*

Ancient and Veteran trees will also be protected and must be incorporated into any potential development proposals.

Invasive species must be fully removed before any development takes place.

Applicants must demonstrate that the proposals have adopted a strict approach to the biodiversity mitigation hierarchy (i.e. avoid, mitigate, compensate) and are able to justify all unavoidable impacts on biodiversity.

Proposals for new development must also include new habitat and biodiversity features taking account of the local context and character of the site, in accordance with the advice of an ecologist and secured for the lifetime of the development. This may include, but is not limited to:

- *Using suitable new planting and trees to extend existing habitats, create green corridors and encourage wildlife*
- *Incorporating living walls and roofs*
- *Incorporating new habitats and nesting sites such as bat boxes, hedgehog boxes, bird boxes, bird bricks, bug boxes, bug hotels and crevice nesting areas*
- *Incorporating natural SuDS and permeable surfaces*
- *Creation of ponds and wetlands*
- *Incorporation of amphibian friendly kerb/drains*
- *Holes in fences for hedgehogs*
- *Creation of meadow areas*
- *Additional features such as log piles, stone piles and rockeries*

Information on the wildlife and biodiversity measures and how they can be easily maintained should be provided to all new residents alongside onsite interpretation panels of ecological features and habitats where appropriate.

New planting must be native and wildlife friendly and should include a range of nectar rich and berry producing plants which flower at different times of the year. Small areas of landscaping can be designed for biodiversity through the incorporation of climbers on walls and fences.

Applicants will also be required to set out the maintenance and management arrangements to ensure the longevity of any new features.

Proposals close to rivers or areas of open water will be permitted where it does not have an unacceptable impact on the river in terms of water quality, river flow, and the impact on habitats and species.

4. Ensuring well-connected communities are supported by appropriate infrastructure

Supporting Evidence

- Infrastructure Delivery Plan
- Community Infrastructure Levy (CIL) Charging Schedule
- Community Infrastructure Levy (CIL) Regulation 123 List
- Viability Evidence
- Swanley Transport Study 2018
- Strategic Transport Assessment 2018
- Sevenoaks Economic Development Strategy 2016-2019
- Associated Kent County Council documents
 - Local Transport Plan 4
 - Growth & Infrastructure Framework

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We recognise in this Local Plan that the delivery of our housing and employment needs are intrinsically linked to infrastructure and transport delivery. This can be the provision of new facilities and services or upgrading existing infrastructure. Therefore, it is fundamental that places and communities are well connected with each other, the surrounding areas and beyond, for the purposes of employment opportunities and access to day-to-day services and facilities for future generations.

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

Government policy and guidance is clear on how infrastructure planning should be identified and delivered over the course of the Plan period. The guidance states that a Local Plan should be positively prepared but realistic with what can be achieved in relation to infrastructure provision by accounting for the level of infrastructure provision needed, while considering the type and level of distribution of development. National guidance also encourages Local Plans to make it clear what infrastructure is required for at least the first 5 years of the Plan period, who will provide the infrastructure, the funding required and how it aligns with the anticipated timescales of development coming forward.

An Infrastructure Delivery Plan (IDP) identifies the types and scale of infrastructure that is needed to help to facilitate the delivery of the Local Plan, based on the District's needs. It also provides details of existing capacity, methods for forecasting any additional need for capacity. Crucially, the IDP provides details on funding requirements to deliver improvements, whether any existing capital funding has been committed to a scheme and the identification of funding gaps.

The Local Plan provides a framework to help determine where infrastructure improvements are required according to the development strategy. The responsibility of infrastructure and transport is generally shared between central Government, its agencies (i.e. Highways England, Network Rail, Environment Agency, NHS etc.) and local authorities and providers (i.e. Kent County Council, NHS Clinical Commissioning Groups, AONB units etc.). We depend on infrastructure providers to engage with the District Council throughout the Local Plan process in order to understand their needs and any future requirements to meet the future needs of Sevenoaks District.

Delivery of infrastructure can be brought forward by direct funding from central Government bodies and partners to provide strategic and local infrastructure schemes. Other organisations such as the South East Local Enterprise Partnership (SELEP) and Kent & Medway Economic Partnership also provide cases for better strategic infrastructure where required. An alternative way of funding infrastructure is the use of planning obligations or legal agreements for individual planning applications. These are usually reserved for site-specific improvements but can be used to fund local infrastructure improvements in the wider local area or District.

Where new infrastructure or infrastructure improvements are required as a 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 through delivery partners.

Following the introduction of the CIL Regulations 2010, the Government has set how planning obligations will work between S106 Agreements and where a local authority is charging 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 local authority's Charging Schedule, sets out what the levy rates for development are and how the contribution is calculated. The Charging Schedule gives developers a clear understanding of what contributions are expected to fund infrastructure across the District.

The purpose of CIL is to provide capital funding for infrastructure, to address a funding gap to deliver a scheme. This means that CIL will only be used as a "top up" and will not be used to meet the full cost of infrastructure delivery. The allocation of CIL will be guided by the Council's Regulation 123 List, a document that sets out a list of projects or types of infrastructure that the District Council intends to fund, or may fund, through the levy. The allocation and spending of CIL receipts gathered from qualifying development will be administered by the Council's CIL Spending Board to ensure that local infrastructure requirements are addressed.

Section 106 agreements will continue to be used for site-specific, on-site infrastructure improvements only. This may include (but not limited to) open space, highway improvements, flood mitigation or sustainable transport improvements.

We intend to continue to use CIL to fund strategic infrastructure across the District to create balanced, sustainable communities, while still securing Section 106 obligations for site-specific infrastructure in accordance with the NPPF and any subsequent revisions following the outcomes of the Government's consultation.

Transport

The Local Plan will seek to reduce traffic congestion, seek to protect public transport services and enhance future opportunities for sustainable transport solutions by connecting developments to services, facilities and other points of interest. Improving transport is also inherently linked to other aspects of the Local Plan, such as improving public health and wellbeing, and encouraging healthy, active lifestyles which can offer an alternative experience to heavily relying on private vehicles and reducing harmful vehicle emissions. Opportunities should include improving access to railway services and other public transport (i.e. buses) to help minimise congestion and improve air quality.

In recognition of increasingly sedentary lifestyles, national policy recognises the health benefits of alternative sustainable modes of travel and encourages initiatives which seek to improve health and wellbeing, reducing dangerous air particulates from tailpipe and improve air quality. Although the potential for using public transport and non-recreational walking and cycling is more limited in small rural communities, the same overall policy approach should be applied, including potential measures and schemes that help to improve the quality of rural transport opportunities .

The responsibility of transport is generally shared between central Government and its agencies and Kent County Council. However, we also have planning responsibilities, which can have important transport considerations, for example, by ensuring development takes place in locations that have good existing access to a variety of transport modes, rather than creating a dependency on private vehicles. Working in partnership with Kent County Council (the local highway authority), Highways England, infrastructure providers and public transport operators (railway, bus operators), we will facilitate the delivery of transport improvements to support the growth proposed by the Local Plan.

Electric Vehicle Charging

There is increasing support for electric vehicles as an alternative to traditional combustion engines. Electric vehicles have zero tailpipe emissions and can help to reduce pollution emissions which contribute to poor air quality. They are also considered a green technology as they can be powered from renewable energy sources either directly or via the national grid. A range of electric cars are now available including standard hybrids, plug-in hybrids or fully electric cars.

Electric vehicles and plug-in hybrids can be charged easily at home using a standard 3-pin plug but as this usually takes around 6-8 hours it is mainly used for overnight charging. Many electric car owners have 7kW home charging points which can reduce the charging time for fully electric cars to around 4 hours. Rapid chargers, such as those found at motorway service stations, can charge a car to full in about 30minutes, perfect for short stops.

If the use of electric vehicles is to increase, the District needs to have more readily available and faster charging options both at home and out and about. The most appropriate type of charging point will depend on the location and the expected length of stay, for example, 7kW chargers may be suitable for long stay car parks and workplaces, whereas rapid chargers may be more suitable for short stay car parks, supermarkets and leisure facilities.

Viability

While we will continue to use planning obligations (both Section 106 agreements and the Community Infrastructure Levy) to deliver infrastructure across the District, we must also ensure that these costs do not compromise the deliverability and scale of development over the course of the Plan period.

It is critical that we are able to demonstrate that the Local Plan is deliverable and will not render development that comes forward unviable. The NPPF explains that the issue of viability for the Local Plan is crucial to understanding the deliverability of sites, with a clear understanding of the economic conditions and market factors that affect development within the local authority area. To make this assessment, local

evidence including local land values and infrastructure costs should be accounted for in line with the development strategy proposed and sites that are likely to come forward. However, this should not undermine ambitions to create wholly sustainable and balanced communities which provide greater social and environmental benefits to be enjoyed by all and future generations.

In late 2017, the Government consulted on potential revisions of the NPPF, including proposals to amend national policy on viability assessments for both plan-making and decision-taking. In terms of plan-making, suggested proposals seek to place additional expectations on Local Plans and how they will deliver infrastructure improvements, as well as affordable housing and the contribution thresholds that are expected.

Policy 7 - Transport & Infrastructure

Working in partnership with Kent County Council (as the local transport authority), Highways England and other transport delivery partners, the Local Plan will mitigate any adverse travel impacts created by new developments, including impacts on congestion and safety, environmental and noise impact, air quality and impacts on amenity, health and wellbeing. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure other appropriate mitigation through direct improvements and/or developer contributions.

All non-residential development proposals with car parking must include electric vehicle charging points for use by employees or customers. In addition, all schemes must include publically accessible rapid electric vehicle charging points where possible and appropriate. The number of points to be provided will be determined by:

- *The size of the new development*
- *The number of expected employees, customers or car parking spaces*
- *The accessibility of the location*
- *The expected length of stay*

Electric Vehicle Charging Points

Within new residential developments all new houses with a garage or off street parking must include an external electrical socket with suitable voltage and wiring for the safe charging of electrical vehicles.

Schemes for new apartments and houses with separate parking areas must include a scheme for communal charging points. The number of points to be provided will be determined by the number of housing units to ensure charging points are readily available.

Infrastructure Delivery

Where new development creates a requirement for new or improved infrastructure beyond existing provision, developers will be expected to provide, or contribute to, the additional requirement.

Where new development occurs, developers will be expected to ensure that development is technology-ready, including the provision for high quality telecommunications and broadband connections.

The development of infrastructure facilities required to resolve existing deficiencies will be supported, in relation to the scale and distribution of development proposed in the Local Plan.

The Community Infrastructure Levy will continue to be used to secure contributions to help fund strategic infrastructure and facilitate sustainable growth throughout Sevenoaks District. Any strategic infrastructure projects that are identified as “critical” will be identified on the Regulation 123 List.

The Infrastructure Delivery Plan supports the implementation of the Local Plan and outlines how and when necessary infrastructure schemes will be delivered.

5. Providing for housing choices

Supporting Evidence

Draft Revised National Planning Policy Framework (NPPF) including standardised methodology for calculating Local Housing Need 2018

- Strategic Housing Market Assessment (SHMA) 2015
- Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 and 2018
- Local Housing Needs Study (LHNS) 2017
- Housing Strategy 2017
- Gypsy & Traveller Accommodation Assessment (GTAA) 2017
- Survey of Employers' Housing Needs 2017

www.sevenoaks.gov.uk/localplan

Market and affordable housing mix

A mix of homes of different sizes and types to meet the needs of the current and future population is essential to help create inclusive and mixed communities. The District is home to a variety of household types including families, singles, older people, people with a range of disabilities, and people wishing to build their own homes. Our evidence in the Strategic Housing Market Assessment (SHMA) and Local Housing Needs Study (LHNS) tells us that the structure of the population is expected to change over the plan period. This means that we need to accommodate the changing needs of households in order to provide choice for existing and future generations and to promote healthy and sustainable communities.

Size

The District has a high proportion of large homes, with three, four and five bedroom homes making up nearly 70% of the total housing stock. Population projections suggest that household sizes are expected to fall over the plan period, particularly as a result of a growing older population who may wish to downsize in the future.

Equally as important is providing for the needs of younger people. Given the District's ageing population, the ability to retain young people will assist in providing a more balanced demographic profile as well as providing a vital part of the local workforce. Evidence in the SHMA shows that household formation rates, particularly for those

aged 25-34, have fallen, and this is likely to be linked to increasing affordability pressures.

The evidence therefore points to a shift towards a requirement for smaller dwellings (one and two bedrooms) relative to the distribution of existing housing. Additional smaller units will increase the proportion of lower cost housing available to buy so that first time buyers and young families have greater choice in the market, as well as enabling older people to downsize.

Encouraging older people to downsize can play an important role in releasing larger homes for growing families. However, consideration must be given to the needs of this group in order for downsizing, or 'rightsizing', to be an appealing option. Not all older people require specialist accommodation and it is becoming increasingly clear that many small properties offered by the market do not meet their needs, possibly because they are simply too small. Therefore, in boosting the supply of smaller dwellings (one and two bedrooms) consideration should also be given to providing larger room sizes to enable older people to downsize..

The SHMA recommends targets for meeting housing size needs for both market and affordable homes. There is a need for all house sizes, reinforcing the existing profile, but a greater need (40-45%) for 3 bedroom market homes and for 1 and 2 bedroom affordable homes (30-35%). Whilst this blanket approach is acceptable, it is also recognised that the requirement for different sizes of homes differs across the District and this has been explored in the LHNS and the Housing Strategy. Depending on the geographical location of development sites, proposals for new dwellings are expected to take account of the evidence set out in the LHNS.

A challenge in delivering additional smaller units is the ability to retain them, as households may wish to extend their homes rather than moving to a larger home. In order to retain a more balanced housing market, smaller units in the form of apartments and small town houses are encouraged.

Type

Options for the elderly, vulnerable and homes for life

20% of the District's population is aged over 65 and this number is expected to grow substantially, to 25%, over the plan period. Particularly strong growth is expected in those aged over 75 driven by improving life expectancy.

The housing stock needs to adapt to meet the requirements of an ageing population, and to provide choices for older people who may be thinking of moving or who may

need to move as their current home no longer matches their needs. A growing older population is also expected to result in a substantial growth in people with dementia and mobility problems, and some of these households will require adaptations to properties to meet their changing needs whilst others may require more specialist accommodation or support.

In order to provide homes for life, to meet the needs of young families and looking forward to the needs of an ageing population, new homes need to be provided that enable people to continue to live independently for longer, reduce the need for home adaptations and give greater choice to disabled people who cannot achieve independent living due to a lack of suitable housing. This can be achieved through the design features of the optional technical standards set out in the Building Regulations under M4(2) accessible and adaptable dwellings and M4(3) wheelchair user dwellings. There is strong local evidence in the SHMA and the LHNS to suggest that all new homes should be constructed to M4(2) standard and the LHNS recommends that 5% of new homes should be built to support people with physical disabilities and therefore constructed to M4(3) standard.

In addition to independent living options, there is a requirement for more specialist accommodation to meet the needs of the elderly population, and to ensure choice as circumstances change. The SHMA identifies a requirement for 66 specialist housing units per year in the form of extra care and sheltered housing, and a requirement for 26 units per year in the form of bedspaces in registered care homes. We are keen to diversify the range of more modern and appealing housing options for older people in the future and given the level of need identified for retirement accommodation, this could be provided in the form of a retirement village.

It is also recognised that loneliness amongst older people is a growing issue and housing options that will help to reduce this are encouraged. In many cases family support networks are essential in providing informal care and combating loneliness and isolation. This means housing options need to be provided in all settlements, including rural villages, to ensure older people may remain within their existing communities.

At the other end of the age spectrum, a specific requirement has been identified for a supported housing scheme for younger people, approximately nine self contained homes, to provide assisted living for vulnerable young people, including care leavers. We will work with partners and landowners to identify and bring forward a suitable site, well-connected to one of the District's town centres.

Micro homes

Modern micro homes deliver high density development through creative design and efficient use of land. Given the high house prices in the District they offer an affordable and increasingly fashionable housing solution for the District's younger people and first time buyers. Normally under 37m² and creatively designed to optimise space, micro homes offer a unique solution in diversifying the District's housing stock. The Housing Strategy explores the potential for micro homes (and other innovative housing solutions) in order to provide both market and affordable housing.

The Local Plan encourages the provision of micro homes, providing they are located in sustainable locations, close to public transport, walking and cycling routes, local services and community facilities.

People wishing to build their own homes

In addition to the provision of developer-built housing, we are keen to encourage people to build their own homes as a mainstream housing option. People may choose to do this for various reasons – their current and/or future needs aren't being met through volume housebuilding, it may allow a more bespoke or flexible design, and in some cases it may present a more affordable option. Whilst self and custom build currently only occupies a small sector of the housing market, it does have potential to grow.

To monitor demand for self and custom build housing we operate a 'self build register'. The Local Plan encourages the provision of self build plots, providing they are located in sustainable locations, close to public transport, walking and cycling routes, local services and community facilities.

Policy 8 – Market and affordable housing mix

New housing development, including through conversion and change of use, will be expected to contribute to a variety of housing types to reflect and respond to the identified needs of different groups, and to help support the creation of mixed, balanced and inclusive communities. This includes housing for essential workers and people wishing to build their own homes.

New housing development, including through conversion and change of use, will be expected to contribute to a variety of house sizes in line with the below requirements, where appropriate, to increase the proportion of smaller units across the District:

	1 bed	2 bed	3 bed	4 bed
Market	5-10%	25-30%	40-45%	20-25%
Affordable	30-35%	30-35%	25-30%	5-10%
All dwellings	15-20%	25-30%	35-40%	15-20%

New housing development specifically designed for older people, including specialist retirement accommodation and registered care homes (particularly dementia-specialist) both market and affordable, will be supported where they are in sustainable locations close to services, facilities and transport links. Flatted developments must incorporate an accessible lift. Proposals for retirement villages will be supported where they meet an identified need.

All new build housing development will be expected to meet the optional technical standard M4(2) for accessible and adaptable dwellings, as set out in the Building Regulations, in order to provide homes for life.

On new build housing developments of 20 units or more, at least 5% will be expected to meet the optional technical standard M4(3) for wheelchair user dwellings, to support people with physical disabilities.

New build housing development will be expected to meet the minimum nationally described space standards unless it can be demonstrated that there are unique circumstances why some, or all, of these requirements cannot be met (for example micro homes).

Provision of affordable housing

Affordable housing is provided to eligible households whose needs are not met by the market and includes social rented housing, affordable rented housing and intermediate housing.

Affordability is a key issue in the District given the high house prices relative to incomes. In 2016 the median house price in the District was £392,500, the highest in Kent, and house prices were 13 times annual earnings, compared with 6.5 times across England. This means that many people are unable to afford their own home in the District on the open market and therefore require assistance. High housing costs have led to an increase in the number of households privately renting and the out-migration of younger and economically active groups in search of cheaper housing elsewhere, including essential workers.

For as long as house prices continue to rise, more of the District's housing stock becomes unaffordable to an increasing number of people. Building new affordable homes will help ensure that those requiring assistance receive it, and the increase in the supply of affordable housing will help to slow down the rise in housing costs, allowing those who aspire to own their own home the ability to get onto the housing ladder.

The evidence set out in the SHMA supports the provision of affordable housing. It identifies a net annual need of 422 households that require financial support to meet their housing needs. This is a significant proportion of the overall housing need. However, given recent delivery rates of affordable housing it is considered that this amount is not realistic without significantly increasing the overall annual housing requirement. In view of the scale of need the SHMA recommends a target of at least 35% affordable housing for all suitable sites. It is considered that, subject to viability testing, a target of 40% affordable housing for all suitable sites is realistic and achievable in light of the evidence, and will go some way in meeting the identified affordable housing need. We are also exploring an alternative approach which would introduce a lower affordable housing target. On this basis, where a scheme is submitted that proposes policy-compliant affordable housing, applicants will not be required to submit viability information.

Whilst a blanket affordable housing target across the District is acceptable, it is also recognised that affordable housing needs differ across the District and this has been explored in the LHNS and the Housing Strategy. Depending on the geographical location of development sites, proposals for new dwellings are expected to be in accordance with the recommendations set out below:

	Of the 40% affordable housing target (subject to viability testing):			
	Affordable housing % by area	Affordable housing 1-2 bed	Affordable housing 3+ bed	Affordable housing Older persons
Sevenoaks and surrounds	28%	78%	8%	14%
North East	26%	77%	6%	17%
North West	16%	81%	10%	9%
South	13%	82%	3%	15%
Upper Darent Corridor	10%	47%	43%	10%
Darent Valley	7%	93%	0%	7%

In terms of the tenure split of affordable housing, there are three types: social rented, affordable rented and intermediate. The SHMA uses information on household incomes and housing costs to estimate the proportion of need in each tenure. There is a degree of overlap and the analysis shows that both social and affordable rented housing is likely to be targeted at the same group of households. The recommended split is 76% social/affordable rented and 24% intermediate.

The LHNS also identifies that many people across the District aspire to own their own homes. This is in line with the Draft Revised NPPF which sets out that at least 10% of affordable housing should be expected to be available for affordable home ownership i.e. intermediate housing. As such the Local Plan takes a flexible approach.

The provision of affordable housing is not just important in responding to housing need, it is also important to the economy. The Survey of Employers' Housing Needs found that the lack of affordable housing is an important challenge for both local organisations and the wider local economy with the main impact being on recruitment of staff. The Survey recommended additional affordable housing for younger people and key workers to give the District's business an edge.

There is a high proportion of small sites in the District, particularly within the rural areas. Government policy now prevents us from seeking affordable housing on developments of 10 units or less (apart from in the AONB where contributions can be sought on schemes of 6 to 10 units) which means that it is more difficult to provide affordable housing. However, local evidence suggests that a relatively large proportion of new housing delivery in the District is from sites of 10 units or less, and the development of these sites makes up a significant proportion of the housing supply. Given the affordability pressures in the District, our ability to deliver affordable housing would be severely compromised if we cannot seek affordable housing or financial contributions on small sites.

Prior to the change in Government policy an affordable housing contribution was successfully sought on all developments with a net residential addition, based on a sliding scale. It is therefore argued that there are local circumstances to justify a lower threshold. Subject to viability testing, it is expected that this level of contribution can continue to be secured and so will be re-introduced irrespective of where the scheme is located.

Policy 9 – Provision of affordable housing

New housing development will be expected to contribute to the delivery of affordable housing (including social rented, affordable rented and intermediate housing) as follows:

Number of new homes in the development	% affordable housing required
0-5 and gross internal area is under 1,000m ²	10*
0-5 and gross internal area is 1,000m ² or more	10
6-9 and gross internal area is under 1,000m ²	20*
6-9 and gross internal area is 1,000m ² or more	20
10 and gross internal area is under 1,000m ²	30*
10 and gross internal area is 1,000m ² or more	30
11-14	30
15-24	40
25+	40

* Subject to viability testing.

Where there are differing affordable housing needs across the District, as set out in the LHNS and in the supporting text above, proposals will be expected to address the localised identified need.

Where an element of affordable housing is required, the preferred tenure mix is 76% social/affordable rented and 24% intermediate housing, unless it can be demonstrated that an alternative mix meets an identified local need.

Expectations of the developer:

On the rare occasions that it is demonstrated to the Council's satisfaction through an independent assessment of viability that on-site provision in accordance with the policy would not be viable, a reduced level of provision may be accepted or, failing that, a financial contribution towards provision off-site will be required.

Expectations of the District Council:

On the rare occasions where on-site provision is not achievable, the Council will consider the following options in order;

1. Provision of the required number of affordable units on an alternative site within Sevenoaks District, to be identified by the Council;
2. A reduced level of provision on-site;
3. A financial contribution towards provision off-site, where the sum reflects the cost of providing the number, type and size of affordable units that would have been provided on-site.

Housing in rural areas

Opportunities to provide housing (especially homes suitable for older people) in rural areas of the District are much more limited than in the urban areas because of the Green Belt. Less scope for development in rural areas generally means fewer housing choices for those in need. However, rural exception housing can provide homes to meet local housing needs as an exception to other Local Plan policies. It means that sites that would not normally be suitable for development because of planning policy constraints can be developed solely for housing to serve small rural communities. Given the extensive network of rural settlements in the District, rural exception housing is a really important part of the housing stock. The LHNS confirms an increased level of demand for housing in rural areas.

In order to be eligible for rural exception housing households must have a local connection to the parish. For the purposes of the policy, local connection is defined as (in order of priority):

- Lives in the parish and has done so continuously for the last 10 years to date;
- Lives in the parish and has done so continuously for the last 5 years to date;
- Is employed in the parish on a permanent basis continuously for at least the last 3 years to date and whose main place of work is within the parish;
- Has previously lived in the parish for a period of at least 5 years continuously and is a close family member of a household that currently lives in the parish and has done so continuously for the last 5 years to date, and the eligible person wishes to return to the parish as they give/receive essential support to/from a family member of the resident household and this support will continue for the foreseeable future;
- Has previously lived in the parish for a period of at least 5 years continuously and is a close family member of a household that still lives in the parish and said household has been resident in the parish continuously for the last 10 years to date;
- Has lived in the parish for a period of at least 5 years continuously during the last 10 years to date;
- Has lived in the parish continuously for the last 2 years to date;
- Is employed in the parish on a permanent basis continuously for at least 1 year to date and whole main place of work is within the parish;
- Will be taking up permanent employment in the parish and the Parish Council has determined the need to live locally is a necessary and/or desirable factor in said employment.

To understand the level of need for rural exception housing, all parishes will undergo a five year rolling programme of rural housing needs surveys, carried out in

partnership with Action with Communities in Rural Kent (ACRK). Where a survey shows evidence of need, we will work with the local community and preferred housing provider to identify and assist in delivering suitable sites that meet the criteria in Policy 10. The development of land in the Green Belt (both greenfield and brownfield) for rural exception sites will only be acceptable where there is evidence of a local need in the parish, identified through the rural housing needs survey, that could not be met by developing non Green Belt land.

Historically, sites released through the rural exceptions policy have been made available exclusively for affordable housing to meet strictly defined local needs. However, in order to increase the amount of affordable housing in rural areas to meet identified needs a more flexible approach is required, and it is considered that on rare occasions allowing some market housing would facilitate the provision of additional affordable housing to meet local needs. Market homes for sale could go towards meeting identified needs, including housing for essential workers, older people and plots for self build. Any market homes, in the first instance, would be marketed to those who meet the local connection criteria.

We will work with landowners of rural estates to bring forward suitable rural exceptions housing to meet identified needs. This may be through a housing association partner or directly through the landowner. The planning agreement attached to such development sites will ensure any landowner-led housing is delivered at the same cost to the tenant and held in perpetuity to meet identified housing needs.

Policy 10 – Housing in rural areas

Proposals for housing in rural areas to meet a specific local need will be permitted as an exception to other Local Plan policies providing the following criteria is met:

- 1. The local need has been identified in an up to date rural housing needs survey;*
- 2. The local need identified cannot be met by any other means through the development of non Green Belt sites within the parish or, where appropriate, in the adjacent parish; and*
- 3. A thorough site options appraisal has been carried out.*

The Council expects rural exception housing schemes to provide 100% local needs housing to meet identified needs. However, on rare occasions proposals may include an element of market housing to facilitate delivery. In these circumstances, the applicant will need to demonstrate to the satisfaction of the Council that a scheme that doesn't rely on market housing has been fully considered, why it has been discounted or considered to be unviable.

Where the Council is satisfied that an element of cross-subsidy is required, the market housing will be required to meet identified needs including housing for essential workers, older people and plots for self build.

Proposals for increasing the provision of almshouses will be supported where a local need is identified.

Gypsies & Travellers

We must plan for the housing needs of the Gypsy and Traveller community in the District in the same way as for the settled community. The Gypsy and Traveller Accommodation Assessment identified the need for additional pitches up to 2035. To meet this need sites have been identified where additional permanent pitches could be provided.

We have been working with our neighbouring authorities through the Duty to Co-operate process to establish if they have land available to meet our Gypsy and Traveller accommodation needs. Unfortunately, to date, no other authorities have identified any ability to assist Sevenoaks District with any unmet need for pitches.

A strategy to identify locations for additional permanent pitches has been developed, subject to site sustainability and suitability:

- Identifying existing temporary pitches on suitable sites that can be made permanent
- Identifying additional permanent pitches on suitable sites with existing pitches within the current site boundary to achieve a higher density
- Identifying additional permanent pitches on suitable sites with existing pitches with small scale minor boundary amendments in consultation with Local Members

In order to ensure the best land is allocated for new permanent Gypsy and Traveller pitches the draft Local Plan has identified sites that add up to a greater number of pitches than is needed. This will ensure that the public has the opportunity to comment on all the proposed options and gives the potential for the number of sites, or the number of proposed pitches on each site, to be reduced.

All proposed sites have existing pitches or are adjacent to sites with existing pitches.

The policy sets out the following:

Existing Permanent Pitches (EPP) – the number of pitches currently on the site with permanent authorised planning permission

Existing Temporary Pitches (ETP) – the number of pitches currently on the site with temporary authorised planning permission

Existing Unauthorised Pitches (EUP) – the number of pitches currently on the site (to the best of the Council’s knowledge) without authorised temporary or permanent permission. These are sites which have previously had permission for temporary pitches that have expired since 2017.

Proposed Number of Additional Permanent Pitches – the number of new permanent pitches proposed through the Local Plan to meet the GTAA need.

Total Pitches – the total number of pitches on the site with permanent pitches if the proposed Local Plan pitches gain permanent permission.

Policy 11: Provision for the Gypsy and Traveller Community

The following sites, as defined in Appendix 3, are proposed for consultation.

Site Ref	Address	EPP	ETP	EUP	Proposed number of <u>additional permanent</u> pitches	Total pitches on site
GT1	Bournewood Brickworks, Stones Cross Road, Crockenhill	1	0	2	4	5
GT2	Early Autumn, East Hill, Shoreham	3	0	0	1	4
GT3	St George’s Stables, Well Hill, Shoreham	0	1	0	1	1
GT4	Station Court, London Road, Halstead	4	0	0	4	8
GT5	Alexis Place, Hockenden Lane, Swanley	4	0	0	6	10
GT7	Merry Lees, Billet Hill, Ash	0	1	0	2	2
GT8	Knatts Valley Caravan Park, Knatts Valley Road, West Kingsdown	8	0	0	5	13
GT9	Hollywood Gardens, School Lane, West Kingsdown	0	3	0	3	3

GT10	Two Barns, Knatts Lane, West Kingsdown	1	0	0	3	4
GT11	Fordwood Farm, New Street Road, Ash	0	0	2	2	2
GT12	Seven Acre Farm, Hever Road, Edenbridge	0	0	7	10	10
GT16	Park Lane Farm, Park Lane, Swanley Village, Swanley	2	0	0	2	4
GT17	Land south west of Broomhill, Button Street, Farningham	0	0	2	2	2
MX44	Land west of Romani Way, Edenbridge (part of mixed use scheme adjacent to existing site at Hever Road)	17*	0	0	5	22
	TOTAL				50	

* At Romani Way, Hever Road, SDC site

Sites for Gypsy and Traveller pitches should take account of the following criteria:

- a. The site should be located close to services and facilities and access to public transport.
- b. The site will provide an acceptable living environment for future occupants in terms of size, noise and air quality and is not located within an area likely to flood.
- c. Safe and convenient vehicular, pedestrian and cycle access can be provided to the site.
- d. The development will minimise the potential impacts on the surrounding landscape (including in Areas of Outstanding Natural Beauty) and biodiversity.
- e. Associated buildings, including amenity blocks, must be proportionate in scale and bulk to the pitches proposed.

Housing density

Housing density describes the number of homes developed within a particular site area and it is calculated by the number of dwellings per hectare (DPH). Increasing the density of development in sustainable locations can help to ensure that land is used in the most efficient way, and ultimately that less land overall is used for development. In Sevenoaks District, there are competing demands for use. The need for new homes is high, but the Green Belt covers 93% of the District. It is therefore crucial that the limited amount of land within settlement boundaries and other brownfield land is used efficiently when considering proposals for new development.

However, it is recognised that high density development will not be appropriate in all locations. The Local Plan takes a flexible approach to density, allowing the purpose of the development, the context of the site and the defining characteristics of the surrounding area to lead the process, taking the opportunity to achieve high density development where it is appropriate.

Policy 12 – Housing density

All new housing development will be expected to make the most efficient use of land. In the recent past development has been delivered at an average density of approximately 60 DPH across the District. New development will be expected to be delivered at higher densities, on average.

Proposals for housing development will be permitted at higher densities than those typically found in the surrounding area where it can be adequately demonstrated that the proposal:

- 1. Is of high quality design and respects local character;*
- 2. Includes a mix of housing types and sizes that reflect identified needs;*
- 3. Is well served by public transport, walking and cycling routes, local services and community facilities; and*
- 4. Demonstrates that the area is able to accommodate additional development.*

For all other proposals for housing development the density of the development should be at least equivalent to that in the surrounding area, with no unacceptable impact on local character.

6. Supporting a vibrant and balanced economy

Supporting Evidence

- Economic Needs Study 2016
- Sevenoaks District Council Economic Development Strategy 2018-2021
- Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 and 2018
- Site Appraisals
- Retail Study 2016
- Tourist Accommodation Needs Study 2015
- Settlement Hierarchy 2018
- The Use Class Order (See glossary for further details).

www.sevenoaks.gov.uk/localplan

Sevenoaks District has a vibrant and varied economy with a high level of employment, an economically active population and a skilled workforce. The rural economy is a vital aspect of the wider economy, and many jobs are provided in rural areas often on smaller sites. The District's economy relies on smaller businesses with approximately 91% with less than 10 employees. All non-residential sites have a part to play in supporting the District's economy and provide valuable jobs for all.

There are 30 existing large employment sites (over 0.2ha) which provide 89.1ha land for office accommodation, warehousing and industrial uses. These employment allocations along with the smaller employment sites, both urban and rural, across the District are vital to supporting the local economy. We know that existing sites may not always be fit for purpose, therefore we encourage redevelopment of these areas to provide for new high quality non-residential premises where feasible and in keeping with the local character of the area.

The District's economy is expected to grow over the next 20 years and new land for employment uses has been identified to ensure that Sevenoaks District remains economically competitive and continues to meet the needs of the residents and workforce. It is vital to cultivate a growing economy to provide jobs and opportunities for future generations.

Economic Land Needs up to 2035 for Sevenoaks District

Total Need	Offices B1a/b need	Industrial B1c/B2	Warehousing and Storage B8
11.6ha	7.2ha	1.1ha	3.3ha

The location of economic and employment land, and therefore jobs, is particularly important. Workers need to be able to have access to jobs and services and the employment providers need to have good access to transport links especially where large and heavy good vehicles are necessary.

Sustainable employment land is also best placed in areas where the potential employment use will not have an unacceptable impact on the living conditions of existing and future residents.

Following these principles, the strategy for identifying new sustainable employment land is as follows:

- Sites close to the existing transport network, particularly the strategic road and rail network
- Sites adjacent to or close to existing protected employment land
- Sites on the edge of existing settlements

Sites are not considered sustainable if they do not meet any of these criteria.

Employment land can also be provided as part of mixed use schemes subject to type of use and layout. This is particularly true for office accommodation which can relate well to residential development and for which the District has a particular need.

In order to ensure the best land is allocated for employment, the draft Local Plan has identified sites that add up to a greater level of employment land than is needed. This will ensure that the public has the opportunity to comment on all the proposed options and it should not be assumed that all the land identified will be included in the final draft of the plan.

In addition, some sites may be identified in the final draft of the plan with a reduced site area due to site specific or sustainability issues or because areas do not accord with the strategy.

As the District is highly constrained with 93% Green Belt and 61% AONB it is unlikely

that all of the additional 11.6ha will be able to be accommodated in the 7% of land not designated as Green Belt. We have been working with our neighbouring authorities through the **Duty to Co-operate** process to establish if they have land available to meet our future employment needs. With a particular focus on the authorities within our Functional Economic Market Area (Tunbridge Wells and Tonbridge and Malling) as well as those authorities with whom we share strong economic links such as Bromley, Bexley and Dartford. Unfortunately, to date, no other authorities have identified any ability to assist Sevenoaks with any unmet employment need.

We have seen a substantial amount of office floorspace lost to residential conversion since the changes to permitted development rights in 2013. To ensure the office accommodation across the District is fully protected, we will be serving Article 4 directions on all office accommodation on allocated sites.

Policy 13 – Supporting a Vibrant and Balanced Economy

Non-residential use of land and/or buildings will be retained unless it can be demonstrated that the use is no longer feasible or viable. For any proposed redevelopment or conversion all employment generating uses will need to be fully considered before a residential scheme. This includes considering the location, existing use, heritage value and local needs of the site and surrounding area. Redevelopment of employment sites no longer fit for purpose to provide for high quality non residential premises will be supported where the economic value of the site is retained, either through an equivalent amount of floorspace or total number of jobs, demonstrated to the satisfaction of the Council.

Employment sites (allocated or non-allocated) will be retained in existing use to support the vibrant and balanced economy of the District. Applicants seeking to redevelop existing employment sites (allocated or non-allocated) must provide sufficient information to show that the site has been proactively marketed, at the appropriate price, for potentially suitable uses of the existing buildings, or the partial or comprehensive redevelopment of the site. Marketing must be for a period of at least one year at a time when the site is available or will be available shortly. In addition, applicants must demonstrate that forecast changes in market conditions will not result in the take up of all or part of the site.

Where it has been demonstrated, to the Council's satisfaction, through an independent assessment, that the current use is no longer viable and that there is no reasonable prospect of their take up or continued use during the Plan period, proposals for redevelopment must consider these uses in the following in order:

- 1. Other business uses (B1a, B1b, B1c, B2, B8 or A2)*
- 2. All other non-residential, employment generating uses*

3. Residential employment generating uses (C1, C2)

4. Wholly residential schemes C3

Redevelopment of employment sites (allocated or non-allocated) for mixed use may be permitted where such development:

- would facilitate the regeneration of the site to more effectively meet the needs of modern business, and
- where the employment capacity of the site, represented by commercial floorspace, is maintained,
- and where a mixed use development would represent a sustainable approach consistent with the general distribution of development.

We will be serving Article 4 directions on all office accommodation on allocated sites.

Appendix 5 sets out the existing employment allocations to be retained, intensified and regenerated for B1-B8 uses.

The following sites, as defined in Appendix 4, are proposed for consultation.

These include mixed use sites which have an employment portion as part of the wider scheme.

Site Reference	Address	Site Area	Proposed Employment Use
	Sevenoaks Urban Area		
EM3 EM5 EM11 EM21	“Dunbrik Hub A25” – Main Road, Sundridge; Construction Yard; Sevenoaks Garden Centre; Land at A21/M25 Interchange; Coblans Nursery, Dryhill Lane (brownfield portion only)	6.37ha	B1-B8, A1
EM6 EM23 EM24	Bartram Farm, Old Otford Road, Sevenoaks	11.92ha	B1-B8
EM12	Former Park and Ride, Otford Road, Sevenoaks	0.75ha	B1(a)
MX29	Sevenoaks Community Centre, Otford Road, Sevenoaks	TBC	B1(a)
	Swanley		
EM4	Land at Pedham Place, Swanley	11.31ha	B1-B8
MX9	Upper Hockenden Farm, Hockenden Lane,	TBC	B1-B8

	Swanley		
MX48	Land at Pedham Place (wider), Swanley*	TBC	B1-B8
	Edenbridge		
MX10	Land at Breezehurst Farm, Edenbridge*	TBC	B1-B8
MX44	Land west of Romani Way, Hever Road, Edenbridge*	TBC	B1-B8
	Westerham		
EM20	Westerham Garage and land to rear, London Road, Westerham	0.62ha	B1-B2, SG
EM17	Land north and east of Westerham (Which Way Westerham)*	TBC	B1-B8
	Other Settlements		
EM1	Land South of High Street, Brasted	0.08ha	B1(a)
EM9	The White House and land to the rear, High Street, Brasted	0.14ha	B1(a)
EM10	Land west of Chaucer Industrial Park, Honeypot Lane, Kemsing	2.27ha	B1-B8
MX41	Land at Broke Hill Golf Course, Sevenoaks Road, Halstead*	TBC	B1-B8

**part of greenfield exceptional circumstance site to be tested*

The development of the new employment allocations, and other new employment units for small to medium businesses in suitable locations, will be supported. Proposals for the creation of employment uses on allocated or non-allocated sites must consider the following:

- *The impact on the natural environment, landscape character and existing green infrastructure features in and around the site*
- *The layout, scale and bulk of development*
- *Operational impacts including noise, air quality and lighting*
- *Impact on the transport network*
- *Amenity of nearby properties and development*

Development which supports the maintenance and diversification of the rural economy including development for agriculture, forestry, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with other local plan policies.

Town and Local Centres

National policy and guidance places emphasis on creating sustainable places through strong local economies, creating employment opportunities, and vibrant town and local centres for communities and future generations to enjoy. The NPPF identifies the aims of town centres and suggests that the main uses which should be focused within them are retail development, leisure and entertainment facilities, offices and arts, culture and tourism development (NPPF paragraphs 23 to 27 inclusive).

In line with Government guidance and policy, the Local Plan will look to allocate and maintain retail provision according to the general distribution of development. This will broadly fall across the District's main settlements, according to the Settlement Hierarchy:

- **Principal Town:** Sevenoaks
- **Towns:** Swanley, Edenbridge & Westerham
- **Local Service Centres:** Hartley, New Ash Green & Otford
- **Villages & Hamlets:** See Settlement Hierarchy

The 2017 Retail Study forecasts that the District requires an additional 32,000m² of retail floorspace up to 2035 (subject to confirmation of the level of housing to be included in the draft Local Plan). This is split between 10,400m² for **convenience (food)** and 21,700m² for **comparison (non-food)** floorspace.

Defined town centre boundaries in previous Local Plans have worked well in focusing town centre uses in areas where there are the best opportunities for linked trips and access by public transport. Each town centre boundary has been reviewed and any proposed changes are shown in Appendix 7.

Residents are also served by smaller areas of retail, service and community facilities and we recognise the value that these provide in supporting the community. These areas have also been identified and the majority are already protected by adopted policy. Details of the Neighbourhood, Local and Village centres are also shown in Appendix 7.

National policy adopts a "town centres first" approach with local planning policies encouraging the redevelopment of town and local centres to ensure vibrancy and vitality with different town centre uses. The Retail Study recognises that the town and local service centres contribute positively to the varied retail offer, despite strong competition from surrounding out-of-District locations (e.g. Tunbridge Wells, Bluewater, Maidstone, Bromley).

A sequential test is used to determine the retail impacts on town and neighbourhood centres where there is a proposed retail development in a edge-of-centre or out-of-

centre location. National policy states those developments which are proposing 2500m² floorspace or more, should be subject to a retail impact assessment where no locally set threshold is set. Our retail evidence base suggests that the Local Plan should look to set a lower locally-set threshold to continue to protect our town, village and neighbourhood centres from adverse negative impacts.

It is important that the District's Town centres and other retail based centres remain economically strong, competitive and fit for purpose recognising that this can include a broad range of leisure and recreational uses as well as the traditional retail offering. It is therefore important to provide a flexible approach to Town Centre uses, minimising the proportion of vacant units, reducing "dead frontages" and providing for a diverse range of services and facilities that best meet the needs of residents.

Encouraging new town centre uses in appropriate locations will encourage regeneration and redevelopment of existing town and local centre. The Swanley and Hextable Master Vision highlights the importance of creating a vibrant Swanley town centre, improving the retail provision as well as leisure offering to make the town more competitive with surrounding town centres outside of the District. The Retail Study 2017 recognises that New Ash Green village centre is an important local centre which supports a number of smaller surrounding villages, but improvements to the village centre would ensure a more vibrant centre.

We will also continue to support the provision and enhancement of markets, in accordance with the NPPF (paragraph 23). We will continue to seek to broadly maintain the existing parking provision.

Loss of Services and Community Facilities

Community facilities and services provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. The provision of local community facilities such as post offices, banks, public houses, schools (and redundant school buildings), surgeries, churches, community facilities, and public transport, help to build sustainable communities by supporting the local economy and/or providing day-to-day facilities in locations where there is less need for people to travel by car.

This Local Plan seeks to retain local services and facilities in appropriate locations, to maintain the sustainability of our towns, villages and neighbourhood centres, and ensures that communities continue to maintain access to day-to-day services and facilities. The policy should be applied to retail units considered to be addressing a need outside of established town and neighbourhood centres.

Community Right to Bid and Assets of Community Value, which were introduced in the Localism Act 2012, give communities new powers to help them buy local facilities

threatened with closure, which might offer communities an alternative option to retain community facilities.

Visitor Economy

The Sevenoaks District is already a popular tourism destination due to the attractive environment, historic towns and villages, and nationally recognised historic estates. It boasts a number of key heritage assets including Knole House, Chartwell, Hever Castle and Penshurst Place, as well as the Kent Downs and High Weald 'Areas of Outstanding Natural Beauty' making up 60% of the District.

Tourism is a vital part of ensuring the District continues to have a vibrant economy and it is important to support the accommodation and attractions which are already excelling across our District. We want to strengthen and protect these existing attractions, as well as expanding and encouraging tourism within both our urban and rural areas.

Policy 14 - Town and Local Centres

The distribution of additional retail floorspace required over the course of the Local Plan will be allocated according to the most sustainable locations as defined by the Settlement Hierarchy and Retail Study. Proposals will encourage the reuse of existing retail units, where appropriate, to ensure active frontages.

Within the defined town centre boundaries of Sevenoaks, Swanley, Edenbridge and Westerham, town centre uses which meet the needs of the town they serve will be permitted. Town centre developments which include a residential element will be permitted, providing that the residential element is not proposed at the ground floor.

New development in the town centre should be of a scale consistent with the existing character of the centre and should contribute to improving the quality of the town centre environment. Town centre car parking will be managed to ensure adequate and convenient provision for shoppers and appropriate provision for long stay car parking. Charging points for electric vehicle charging will be provided where possible.

Within the defined local centres boundaries of Hartley, New Ash Green and Otford, appropriate small scale town centre uses which better meets the needs of the town centre that they serve will be permitted. New development in the local centre should be of a scale consistent with the existing character of the centre and should contribute to improving the quality of the town centre environment.

Proposals to develop new retail provision in neighbourhood and village centres will be permitted, where the development is of a scale consistent with the existing character of

the centre and does not undermine the balance of existing uses.

New development for town centre uses outside of the defined town or local centre boundary will be assessed in accordance with the National Planning Policy Framework sequential test. An impact assessment will be required for any proposed retail development with a net floorspace of 1,000 sqm.

Within village and neighbourhood centres a range of shops (A1 Class use) and facilities (A2, A3, A4 and A5) will be maintained to meet the day-to-day retail needs of the communities which they serve.

Protection of Community uses

The loss of local services and facilities will be resisted where they are serving a local need. Exceptions will be made where equivalent replacement facilities equally accessible to the population served are provided, or where it is demonstrated, through evidence submitted that the continued operation of the service or facility is no longer needed or financially viable.

Where school and community buildings become vacant or redundant and there is no requirement for an alternative educational use or the existing community use, priority will be given to reusing the buildings or site to address local need for community facilities.

Proposals for change of use or redevelopment for alternative non community uses will only be considered if it is demonstrated by the applicant that there is no identified community need that can be facilitated through the site, or that community facilities that meet the identified need are incorporated into a wider mixed use scheme.

Tourism & Visitor Economy

Proposals to provide new sustainable tourism development including hotels, guesthouses, bed and breakfast, outdoor accommodation, self catering accommodation and new visitor attractions will be supported after consideration of the following criteria:

- a) The anticipated traffic generation and whether the location is readily accessible by a range of means of transport including walking and cycling and by public transport;*
- b) The impact on local and landscape character and amenity;*
- c) The relationship to existing tourism development and whether the proposal is for the upgrading of those facilities;*
- d) Whether the proposal will contribute to the diversification of tourist attractions in the District.*

7. Ensuring new development respects local distinctiveness

Supporting Evidence

- Village Design Statements
- Residential Character Area Assessments
- Landscape Character Assessment 2016
- Parish Plans
- Conservation Area Appraisals
- Sevenoaks District Historic Environment Review

www.sevenoaks.gov.uk/localplan

Development should contribute to making better and more attractive places for people of all generations to live, work and relax. It is important to maintain and enhance the quality of the environment and to ensure that new development conserves or enhances the character and distinctiveness of the local area.

A distinctive feature of the District is the high quality of the natural and built environment. Sevenoaks contains two Areas of Outstanding Natural Beauty and other areas of attractive landscape (see *The Landscape Character Assessment 2016*). The built and historic heritage of Listed Buildings, Conservation Areas, Historic Parks and Gardens (registered and local), Scheduled Ancient Monuments and sites of archaeological interest, shape the District's cultural heritage and special character.

High quality and low carbon design can respond to the challenges of climate change as well as wider environmental issues whilst also creating an attractive and inclusive identity for the District. By designing and constructing buildings to a high standard of low carbon design, developments can reduce energy consumption and the District's overall carbon footprint. This can also contribute to the overall improvement of public health throughout the District with better designed places and an increased provision of shared public spaces.

"Building for Life" is a nationally recognised industry standard, endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers can use to assess the quality of new housing. The Council have been using the Building for Life standard to assess completed housing schemes and to help determine larger scale housing schemes during the development management process. The questions within the standard assist in ensuring many aspects of design are considered however, additional design aspects including sustainable drainage systems, climate change measures, green infrastructure and access for all should also be included. The design policy combines all these design

aspects with more detailed information and additional questions set out in Appendix 6.

Applicants will be expected to set out in a supporting statement, together with necessary bespoke assessments or reports, how all of the requirements of the policy have been thoroughly considered and achieved for any proposed development.

Design Review Panel Process

The District has a high quality built and natural environment and it has been recognised that a design panel should be used to fully assess the design of new development. This will involve an independent panel of experts to review proposed designs. We will work closely with Design South East to facilitate the process. Design South East manages the Design South East Panel and a series of local design panels, supporting local planning authorities, developers and communities through impartial, constructive and expert design review of policies, plans and projects.

A Design Review Panel SPD will be produced to provide guidance on which sites will be subject to the Design Review Panel Process and how the process will work to ensure the process is not onerous and a barrier to development.

More detail on the role of Design South East as a Design Review Panel can be found at <https://www.designsoutheast.org/about-design-review/>

Residential Amenity and Noise

All development should provide an acceptable standard of amenity for its occupants and does not result in significant harmful effects to surrounding uses. These harmful effects can include overlooking, loss of privacy or light, noise and pollution.

The Noise Policy Statement for England (DEFRA, March 2010) seeks to promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development.

Noise sensitive developments should be located away from existing sources of significant noise, and potentially noisy developments should be located in areas where noise will not be such an important consideration or where its impact can be minimised. Acceptable noise levels will be based on technical guidance and the advice of noise specialists.

The DEFRA statement references "significant adverse" and "adverse" that are currently being applied to noise impacts. These levels can assist local planning authorities in their consideration of sensitive and noise related development.

Conditions may be attached to any planning permission to ensure adequate attenuation of noise emissions or to control the noise at source

Outdoor Lighting

Artificial lighting is essential in some locations for reasons of safety and security. However, insensitive lighting can cause what is termed as "light pollution". Sevenoaks District, as a predominantly rural area, is sensitive to light pollution through sky glow which can affect the character of the countryside and have a negative impact on biodiversity.

External lighting is needed for commercial use and for some community and sports facilities such as floodlit sports pitches. Whilst the lighting has to be adequate for the purpose, it is important that there is no significant nuisance to the amenity of surrounding properties or the wider countryside. This may require the use of planning conditions to limit the times when lighting is used to minimise the disturbance. The use of low energy lighting will be encouraged.

In assessing the impact of lighting that affects the outdoor environment or neighbouring uses, the current level of lighting will be taken into account in accordance with advice in the National Planning Practice Guidance.

Policy 15 – Design Principles

Proposals must exhibit high quality design and respond to the distinctive local character of the area. New development must create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity.

All new developments must meet the following design criteria and set out how this has been achieved in a supporting statement. The additional questions and detail is set out in Appendix 6 also need to be addressed:

Design consideration	Design criteria	Key question/s
1. Character	<p><i>The proposal must not result in the loss of buildings, open spaces or blue green infrastructure that would have an unacceptable impact on the character of the area;</i></p> <p><i>The form of the proposed development must respond to the scale, height, density, materials and site coverage of the area</i></p>	<i>Does the scheme create a place with a locally inspired or otherwise distinctive character?</i>

<p>2. Working with the Site and its Context</p>	<p>The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, must be permeable and provide connectivity with neighbouring areas;</p> <p>The layout of the proposed development must respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;</p>	<p>Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?</p> <p>Does the scheme take advantage of existing topography, landscape features (including water courses), trees and plants, wildlife habitats, existing buildings, site orientation and microclimate?</p>
<p>3. Natural Landscaping, Blue Green Infrastructure, Biodiversity and Flooding</p>	<p>The proposal must incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing blue green infrastructure features including sustainable drainage systems.</p> <p>Proposals that affect a site's existing biodiversity and Blue green Infrastructure must be designed in a way that avoids or mitigates any potential harm;</p> <p>The proposal must seek to decrease and must not increase the volume or rate of surface water runoff and flooding on the site.</p>	<p>Does the scheme retain existing habitats and incorporate new ones?</p> <p>How has surface water runoff been considered in the scheme?</p> <p>Have areas at risk of flooding been avoided before mitigation measures have been considered?</p>
<p>4. Well Defined Streets and Spaces inc. Car Parking,</p>	<p>The proposal must ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking;</p>	<p>Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn corners well?</p>

		<i>Is the car parking well integrated so that it does not dominate the street?</i>
<i>5. Streets and Access for All inc. Active Design and Travel</i>	<i>New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access of all, including the elderly, the disabled and less able;</i>	<i>Are streets designed in a way that encourage low vehicles speeds, allow them to function as social spaces?</i> <i>Is the development easy to navigate and does it provide easy access for all?</i>
<i>6. Public and Private Spaces</i>	<i>The design of new development must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour;</i> <i>All new flatted development must provide communal or private amenity space on site.</i>	<i>Are public and private spaces clearly defined and designed to have appropriate access and be able to be well managed and safe to use?</i>
<i>7. External Storage and Utilities including Broadband, Cycle Storage, Green Technologies</i>	<i>New developments must include infrastructure that meets modern communication and technology needs and restricts the need for future retrofitting. Such infrastructure should include Broadband, high speed internet cabling, digital TV cabling and provision of a power supply that would support green technology initiatives such as in home electric car charging points.</i>	<i>Is there adequate external storage space and appropriate broadband infrastructure?</i>
<i>8. Design and Character Guidance</i>	<i>Account must be taken of adopted guidance including Supplementary Planning Documents, the Kent Design Guide, Conservation Area Appraisals and Management Plans, Neighbourhood Plans, and relevant AONB Management Plans.</i>	<i>How has the relevant design guidance been used to determine the distinctive character of the scheme?</i>

Proposals for adverts, signage , lighting and other security features to be fit for purpose, fully integrated with the design, and do not adversely affect the visual amenity of the street scene or the amenity of neighbours.

Design Review Panel Process

New development will be subject to a Design Review Panel Process as set out in the Design Review Panel SPD.

Residential Amenity and Noise

Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not contribute and avoid areas where occupiers of the development would be subject to, excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

Proposals which meet the following criteria will be permitted:

- a) Development would not have an unacceptable impact when considered against the indoor and outdoor acoustic environment including existing and future occupiers of the development and the amenities of existing and future occupants of nearby properties; and*
- b) Development would not result in unacceptable noise levels from existing noise sources that cannot be adequately mitigated.*

Where proposals for high noise generating development would affect Areas of Outstanding Natural Beauty or open countryside or sites designated for their biodiversity value, development will not be permitted if it would undermine the character or harm the biodiversity of these areas.

Outdoor Lighting

Proposals for lighting that affect the outdoor environment which meet the following criteria will be permitted:

- a) where associated with a wider development, the proposal would be well integrated within the scheme;*
- b) any impact on the night sky would be minimised through time-limited and user activated lighting, the alignment of lamps, provision of shielding and selection of appropriate lighting type and intensity;*

- c) there would be no harmful impact on privacy or amenity for nearby residential properties;*
- d) the proposal would preserve or enhance the character or appearance of any Heritage Asset which may be affected;*
- e) any potential impacts on wildlife would be avoided or adequately mitigated where avoidance is not possible; and*
- f) where proposals affect Areas of Outstanding Natural Beauty or open countryside, it can be demonstrated that the lighting is essential for safety or security reasons. Where these criteria are met, proposals incorporating the use of low energy lighting will be encouraged.*

Heritage

Historic environment

These policies seek to draw together a comprehensive approach to conserving and enhancing the District's Heritage Assets.

The historic environment is a valuable asset which can contribute to wider strategic objectives such as economic development, urban regeneration, high quality urban design and planning, tourism, leisure, education and sustainability. It is important that planning decisions consider heritage assets in the District in the round, alongside wider objectives as set out in this Plan.

The Historic Environment Review for Sevenoaks District examines the District's historic environment to form the basis for conservation and heritage local planning. It recommends that the review of heritage assets should be prioritised for areas of high vulnerability (including conservation areas without up-to-date appraisals) or areas facing development pressure. As well as focusing on specific assets, it is important to consider the main themes and characteristics which help to form the District's local distinctiveness and which make a significant contribution to its heritage as summarised in the Historic Environment Review



Policy 16 Historic Environment

Proposals for development will be required to reflect the local distinctiveness, condition and sensitivity to change of the historic environment as defined in the following guidance:

- Local Plan policies relating to design, heritage assets and landscape character
- Other relevant principles in the hierarchy of local guidance including the Kent Design SPD and the Local List SPD
- Findings as set out in the Sevenoaks District Historic Environment Review, Conservation Area Appraisals, Sevenoaks Landscape Character Assessment

All new development should demonstrate an awareness and commitment to the overall

protection and, where possible, enhancement of the historic environment of the District by making positive reference to the themes in the Historic Environment Review and demonstrating the following in Planning Statements or Design and Access Statements:

- a) Clear consideration of the relationship with the historic evolution of the District and local area;*
- b) A broad appreciation of the historic character of the local area including current conditions;*
- c) An understanding of the presence of heritage assets and their associated significance, vulnerabilities and opportunities;*

Heritage assets

'Heritage Assets' is the term used to describe the highly valued components which make up the historic character of the District, they can be buildings, monuments, woodland, particular street scenes or areas, landscapes or outstanding views. Heritage assets can be nationally or locally designated by the Local Planning Authority, or those identified during the determination of planning applications.

Heritage Assets include:

- Scheduled Monuments
- Archaeological Sites
- Listed Buildings
- Locally Listed Buildings
- Conservation Areas
- Registered and Non-registered Historic Parks and Gardens
- Ancient Woodland and Ancient Trees
- Areas of Outstanding Natural Beauty (AONB)

Sevenoaks District is characterised by a significant legacy of historic towns and villages, with many listed buildings, Conservation Areas and extensive areas of ancient woodland. These Heritage Assets and their settings are a key feature of the District, as they provide interest, variety, local character and distinctiveness to the many settlements and wider countryside.

Some of these Heritage Assets and features are protected by other policies or legislation, for instance if they are a listed building, Scheduled Monument or covered by a Site of Special Scientific Interest (SSSI). However, the complex history of the landscape means that there are many sites and features which do not have a specific designation. Nevertheless these should also be conserved and enhanced because of their contribution to the wider landscape and to the wider social, cultural, economic

and environmental benefits that conservation of the historic environment can bring. To ensure this, regard should be given to the Council's Sevenoaks Countryside Assessment SPD.

Heritage Assets are an irreplaceable resource and they should be conserved and enhanced in a manner appropriate to their significance. Any harm or loss will require a clear and convincing justification. Substantial harm to or loss of heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings, grade I and II* registered parks and gardens, will be wholly exceptional. The Spatial Vision of the Core Strategy sets out that the high quality natural built and historic environment will be conserved and enhanced. Core Strategy Policy SP1 Design of New Development and Conservation states that the District's heritage assets and their settings will be protected and enhanced.

Archaeology

Scheduled monuments are protected against disturbance, and therefore prior consent from the Secretary of State is required for all works affecting such monuments, whether or not those works require planning permission. Some types of work, generally related to agriculture or gardening, where these activities are already being carried out, are allowed to proceed without such consent.

Owners are encouraged to maintain their Scheduled Monuments in good condition by adopting sympathetic land uses. However, as scheduling is not comprehensive, this Plan makes provision for the protection of future Scheduled Monuments and archaeological sites, as well as those that have already been identified

Listed Buildings

National legislation provides for the protection of Listed Buildings under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is a presumption in favour of retaining Listed Buildings so permission to demolish will be the exception and only allowed if all other options to retain the building are demonstrated to have been thoroughly explored.

The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic value. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic to those used in the original building. In particular the District Council will resist applications that result in the loss of traditional features that could be preserved.

Listed Buildings may become vacant and derelict if no acceptable use can be found and therefore buildings must have an economic future. The original use may be the most appropriate and will be encouraged where possible. Alternative uses for a listed building, compatible with its character and built form, will be encouraged where the

original use of the building is no longer viable. Where this is not practicable the alternative use proposed must not require alteration to the extent that the character and historical importance of the building is destroyed or materially harmed.

Where the District Council considers that a proposal would have an impact on the setting of a Listed Building, it will require the submission of illustrative and technical material to allow that impact to be properly assessed. This will include details to show the existing situation and the precise effect on the fabric and character of the Listed Building and its setting.

Planning permission will be refused where the District Council considers that the proposal would dominate the Listed Building or buildings within its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape setting.

Locally Listed Buildings

A Local List SPD has been prepared which comprises a database of buildings across Sevenoaks town which are now locally listed. This approach is being extended to other areas of the District. It is also important to note that some buildings might not qualify for local listing but still play a role in contributing to local historic character.

Conservation Areas

Sevenoaks District has 42 designated Conservation Areas which vary greatly in their nature and character. Their special distinctiveness is derived not only from the quality of the buildings but the historic layout of roads, paths and boundaries, the building and paving materials and the strength of relationship between the historic settlement and its rural landscape.

Local authorities are legally obliged to review their conservation areas from time to time. The last appraisals undertaken in the District were about 15 years ago and therefore we are committed to the review of Conservation Areas Appraisals and Management Plans. These will be prioritised according to the relative level of development pressure in the area, and the degree to which assets or their settings are considered to be vulnerable. The Council is reviewing their approach to appraisals, prioritising more rapid methodological techniques and community involvement. In addition to the statutory requirements in relation to content, there is an increasing emphasis on historic character and implications for capturing the essence of an area for the purposes of broader place-making (as well as the protecting and enhancing Conservation Areas).

Once designated, special attention must be paid in all planning decisions to the desirability of conserving or enhancing its character and appearance. The choice of materials and detailed design are vital elements in achieving new buildings which

preserve the local character and distinctiveness which typifies the District's Conservation Areas. In order to assess the impact of proposals whether for redevelopment or alterations/additions to buildings, the District Council will require an appropriate level of detail including drawings or other pictorial material which shows the proposed development in its setting.

Policy 17 Heritage Assets

Proposals that affect a designated or non-designated Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Applications will be assessed with reference to the following:

- a) The historic and/or architectural significance of the asset;*
- b) The prominence of its location and setting; and*
- c) The historic and/or architectural significance of any elements to be lost or replaced.*

Where the development would lead to less than substantial harm to the significance of a designated or non-designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. It is recognised that the economic future of buildings should be preserved where possible.

Any development that might affect the significance of a listed or locally listed building, conservation area, registered park or garden, scheduled monument, historic landscape or an archaeological site will be required to submit a Heritage Statement with any Planning Application. This includes development affecting their setting. The assessment of proposals should make reference to the Sevenoaks District Historic Environment Review and relevant guidance.

Where an application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

8. Health and Wellbeing, Air Quality and Climate Change

Supporting Evidence

- Sevenoaks District Community Plan 2016-19
- Sevenoaks District Health Deal 2015
- Sevenoaks District Health Inequalities Action Plan 2015-2018
- Kent Public Health Observatory Joint Strategic Needs Assessment
- Kent Active Travel Strategy
- Sevenoaks District Strategic Flood Risk Assessment 2017

www.sevenoaks.gov.uk/localplan

National planning policy encourages local authorities to plan proactively for healthy, sustainable communities. The District has an ageing population, pockets of deprivation and a large proportion of residents living in rural areas. It is important that provision is made to ensure all residents have the opportunity to improve their wellbeing, reduce social exclusion and isolation, stay physically active and live healthier lives.

Health, Wellbeing and Safety

Sevenoaks District is overall one of the 20% least deprived districts/unitary authorities in England. Despite having low levels of deprivation on average across the District, there are some pockets of deprivation mainly in the north and rural areas amounting to more than 10% of the population. Data from the Index of Multiple Deprivation (2015) shows that some of the most deprived neighbourhoods in the District are located in the wards of Swanley White Oak and Swanley St. Mary's. Other wards with relative deprivation also include in Swanley Christchurch & Swanley Village, Edenbridge North & East and Fawkham & West Kingsdown. Opportunities to improve the wellbeing of the more vulnerable aspects of the community and reduce social exclusion will be sought and proposals supported.

Current population data shows that 21% (24,700) of the District's population is aged 65 and over and this proportion is expected to increase during the plan period. There is an increasing need to identify opportunities to improve the health and wellbeing of the older population through medical infrastructure, social, community and recreational opportunities.

Public safety is of paramount importance and everyone has the right to feel safe in the places they live, work and relax. We will work closely with the Health and Safety Executive, The Environment Agency and Kent Police to establish if additional

measures should be included in the Local Plan to identify hazardous establishments, ensure risks to public safety are not increased and to take reasonable measures to prevent major incidents.

Poor air quality is an issue in certain parts of the District, with 14 established Air Quality Management Areas (AQMAs) across the District. These include AQMAs are cited alongside the strategic road network as well as within some of our town and neighbourhood centres (see SDC Air Quality Annual Report 2017 for full details):

- Strategic road network: M20, M25 and M26
- Other roads: A20, A25, A224 and A225
- Town/neighbourhood centres: Riverhead, Sevenoaks, Swanley and Westerham

Road traffic is the main contributor to poor air quality and there is a high dependency on private vehicles to make journeys to key locations within the District (e.g. stations, shops and community facilities). Measures to improve air quality include reducing the need to travel, providing electric vehicle charging points and promoting alternative modes of transport. Secondary effects of these measures can also improve general health and wellbeing, as well as creating inclusive communities for all generations to be a part of.

A Health Impact Assessment (HIA) is a useful tool in determining planning applications where there are expected to be significant or adverse impacts on health and wellbeing. HIA's help to achieve the sustainable development by finding ways to create healthy and active communities which can be shaped by the built environments which we live in.

Climate Change

We are living in a changing climate. The UK Climate Change Risk Assessment 2017 stated that an increase in temperature will increase risks to human health and wellbeing, to agricultural food productivity, public water supply, and natural assets, as well as intensifying flooding.

In 2009 the Government released the UK Climate Projections which set out the likely effects of climate change across the country up to the end of the century based on simulations from climate models. Within the South East changing climate is expected to cause an increase in the average summer temperatures leading to potential overheating, associated health issues and an increased need for cooling. It is also expected to cause an overall decrease in rainfall which will reduce the availability of water in an already water stressed area of the country. New development will need to be designed to be resilient for the changing climate as well as to reducing its impact through mitigation measures.

The majority of the Government's proposed mitigation measures for development are set out in the Building Regulations but there are still ways in which planning can help.

Policies within the local plan have been written to ensure that new development has a minimal impact on the climate through high quality and careful design, reducing the need to travel, promoting walking, cycling and public transport opportunities, allocating development in sustainable locations, supporting and promoting low carbon technologies and protecting and enhancing blue green infrastructure. These mitigation measures contribute to improvements in community health and wellbeing, and air quality.

The Building Research Establishment Environmental Assessment Method (BREEAM) is an independent sustainability assessment method for non-domestic development. It has been widely used for many years to ensure new non-domestic development meets higher standards of sustainability. More detail can be found at <https://www.breeam.com/>

Flood Risk and Sustainable Drainage

Flood risk means risk from all sources of flooding including from rivers, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers and drainage systems and from other artificial sources such as reservoirs, canals and lakes. Development should avoid areas at risk of flooding. Development within a floodplain, is not only in itself at risk of flooding but, by reducing the amount of land available for flood water storage, or by impeding flows, can increase the risk of flooding elsewhere.

There is already significant national and local guidance in place for flood risk, in the form of the NPPF and Practice Note. There is also local guidance provided by the Lead Local Flood Authority (LLFA). The Strategic Flood Risk Assessment (SFRA) carried out in 2016 for the District has identified current sources of flooding and also takes into account the impact of climate change. The main source of flooding, in Sevenoaks is identified as fluvial flooding, the main sources being the River Darent and River Eden, with other smaller contributors.

The report also identifies that the District has experienced a number of historic surface water/drainage related flood events which can be attributed to a range of sources including surface water run off. There are five reservoirs in the District which can also be a source of flooding. Ground water flood events have occurred in the District mainly due to high water table levels. The SFRA also identifies the Flood Zones that land falls under across the District.

In looking at the flooding and drainage evidence, guidance and legislation, the main issues identified for Sevenoaks District, in addition to existing policy and guidance includes:

- The need to reduce surface water run-off from development.
- The need to create space for flooding, including integrating green infrastructure in mitigation for surface water.
- Looking at opportunities to work with natural processes to reduce flood risk. For example, this will include considering the construction of up stream storage schemes to protect urban areas down stream. This will involve partnership working with neighbouring authorities, organisations and water management bodies.
- The need to reduce flood risk by naturalising the banks of development in particular for brownfield development, adjacent to water courses as much as possible.
- SuDS should be seen as an opportunity to promote and protect Green Infrastructure and also enhance ecological and amenity value as they mimic the natural process of green field surface water drainage and help reduce surface water run off.
- SuDS need to be considered at the early stages of development to reduce the risk of flooding particularly to third party land and to ensure they are intrinsic to site design.

Sustainable Drainage Systems (SuDS) can make a real difference to flood risk by managing the quantity of surface water run-off from development as well as moderate flow rates and prevent sudden water level rises following heavy rain. SuDS can significantly reduce harm to valuable water resources by retaining water within the local hydrological system as well as protecting water resources from pollution by filtering run-off. SuDS can form an integral part of both soft or hard landscaping and can contribute to the quality of green space for the benefit of amenity, in terms of the visual features and attractiveness of a place, as well as recreation and wildlife. SuDS may also allow new development in areas with critical drainage problems whereby existing drainage systems are close to capacity, thereby enabling development within existing urban areas.

SuDS are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. SuDS also provide opportunities (in line with the NPPF) to:

- Reduce the causes and impacts of flooding;
- Remove pollutants from urban run-off at source; and

- Combine water management with green space with benefits for amenity, recreation and wildlife.

Policy 18 – Health and Wellbeing, Air Quality, Climate Change and Flooding

Proposals which support healthy living opportunities, promote social inclusion and improve community cohesion will be supported where they are in accordance with other relevant policies. These may include community based projects, projects to provide better public access to existing facilities and the improvement of public spaces.

Health, Wellbeing and Safety

To support healthy and safe communities new development should:

- *be located within easy access to services and facilities,*
- *create opportunities for better active travel,*
- *be designed to minimise threats and improve public safety*

Developments that reduce health inequalities and social exclusion will be supported.

A Health Impact Assessment will be required for the following new development, setting out the expected impact on health, wellbeing and safety:

- *All major housing developments over 10 units.*
- *For non-residential developments containing any of the following uses:*
 - *Education facilities;*
 - *Health facilities;*
 - *Leisure or community facilities;*
 - *Betting shops*
 - *A5 Use (hot-food takeaways);*
 - *And for any other uses that could be considered to have a detrimental impact on physical or mental health (e.g. betting shops/payday loan shops/vapour parlours/nightclubs)*

Where unavoidable negative impacts on health, wellbeing and safety are identified, mitigation measures must be incorporated into the proposal.

Air Quality

The design and location of new development must take account of the need to improve air quality in accordance with the District's Air Quality Action Plan. Development in areas of poor air quality or development that may have an adverse impact on air quality will be required to incorporate measures to reduce impact to an acceptable level.

New development in areas of poor air quality will be required to incorporate measures in the design and orientation that demonstrate an acceptable environment will be created for future occupiers. Schemes where unacceptable impacts cannot be overcome by mitigation will be refused.

Climate Change

We will contribute to reducing the causes and effects of climate change by promoting best practice in sustainable design and construction to improve the energy and water efficiency of all new development. We will support climate change mitigation and adaptation measures, including:

- a) Appropriate small scale community led renewable energy schemes;*
- b) Small scale renewable and low carbon technologies where appropriate;*
- c) Reducing the need to travel by sustainably locating new housing and supporting the level of services and facilities;*
- d) Promoting sustainable design measures for new developments including passive solar design;*
- e) Utilising opportunities for decentralised energy and heating where appropriate; and*
- f) Protecting existing green spaces, trees and vegetation to absorb carbon dioxide, provide summer shading, retain and create habitats and reduce surface water runoff*

All new non-domestic development (including conversions) must achieve BREEAM "Excellent" standards. Applicants will be expected to provide certification evidence of the levels for BREEAM at the design stage and on completion of development.

Flood Risk

Residential development must avoid, and non-residential development should avoid, areas at risk of flooding and no development should take place in Flood Zones 2 and 3 without agreement from the Environment Agency.

Development on sites larger than 1ha in Flood Zone 1 must be subject to a Flood Risk Assessment (FRA) in accordance with the Council's Strategic Flood Risk Assessment, National and Local guidance and the Lead Local Flood Authority drainage guidance and policy statements. The FRA should include the requirement for any mitigation measures and where relevant, the assessment should also address the risk of flooding from surface water, groundwater and ordinary watercourses. Where there is evidence that water from these sources ponds or flows over the proposed site the assessment should state how this will be managed and what the impact on neighbouring sites will be.

Measures identified to mitigate the effects of flooding shall be installed and maintained at the applicants' own expense or put into a management company to ensure their long term retention, maintenance and management. Other flood resilient and/or resistant measures may also be required, and their provision will be informed by the findings of a submitted Flood Risk Assessment.

Sustainable Drainage

All developments must incorporate sustainable drainage provision which mimics natural flows and drainage pathways and ensures that surface water run-off is managed as close to its source as possible.

Any drainage scheme must manage all sources of surface water, including exceedance flows and surface flows from off-site, provide for emergency ingress and egress and ensure adequate drainage connectivity. It will not be acceptable for surface water run-off to enter the foul water system.

Sustainable Drainage Systems (SuDS) or other appropriate measures should:

- a. Maintain public safety;*
- b. Provide sufficient attenuation to surface water flows as appropriate;*
- c. Ensure that there is adequate treatment of surface water flows, such that there is no diminution in quality of any receiving watercourse;*
- d. Ensure protection of groundwater; and*
- e. Provide or enhance wetland habitat and biodiversity where possible.*

Approval of the design, phasing, long term management and maintenance of SuDS will be required prior to the development commencing.

9. Leisure and Open Space

Supporting Evidence

Open Space, Sport and Leisure Study which comprises of:

- Initial Findings Document 2017
- Sports Facility Strategy 2017
- Playing Pitch Strategy
- Open Space Study

www.sevenoaks.gov.uk/localplan

Open Space, Sport and Leisure

An Open Space, Sport and Leisure Study has been undertaken to assess the level of open space, sport and leisure provision within the District. This includes a Playing Pitch Strategy endorsed by Sport England.

The study found that the District is generally well served by leisure provision with a good number of indoor sports facilities affording residents a range of potential activities such as badminton, swimming, bowls and fitness suites. Much of this provision is within local authority owned formal sports centres, informal village halls or within educational establishments.

The Playing Pitch Strategy sets out the quality and quantity of playing pitches across the District. It recommends all pitches should be retained, quality should be improved and provision for new facilities should be sought and supported.

There are also a number of non-pitch outdoor sports facilities available for residents to access including multi-use games areas (MUGAs) and outdoor gyms. The study found that these should be retained and opportunities for new provision should be sought and supported.

There is, however, an existing undersupply of fitness provision and children and young people's play areas across the District and a shortage of formal community use agreements for educational establishments. Fields in Trust have produced recommended standards for the type and amount of playspace that should be provided in new developments. We will be adopting these standards as a minimum.

Open spaces are spaces of value for sport, recreation and visual amenity. They include sports pitches, open areas within development, linear corridors and country parks and are not just restricted to publically accessible land. They can include areas

of woodland and scrubland as well as formal parks and gardens. Open spaces are an important part of the landscape, local character and the setting of built development. They can provide health, well-being and social benefits acting as locations for community and social events. Open spaces can also provide the “green lungs” for settlements and can contribute to the reduction in atmospheric carbon dioxide and improved air quality particularly in areas including trees, woodland and hedges.

Policy 19: Open Space, Sport and Leisure

Sport and Leisure

The existing sport and leisure provision within the District will be retained unless it can be re-provided taking account of local needs and improvement to quality. This includes:

- *All sports pitches identified in the Playing Pitch Strategy*
- *Golf Courses*
- *Multi-use games areas*
- *Outdoor Gyms*
- *School Playing Fields and sites on education establishments*

We will support proposals to improve the quality of the District’s existing leisure provision including playing pitches, indoor sports provision as well as informal sports areas to provide facilities and access for all. New playing pitches must be full size, be appropriately surfaced and capable of competition use unless not technically feasible.

Proposals to increase the quantity of pay and play provision and/or community access will be supported.

New educational establishments must include facilities for community use and be subject to formal community use agreements.

Proposals to increase the number of fitness stations, either indoor or outdoor, and new playing pitches will be supported subject to design and location in accordance with the Playing Pitch Strategy.

Development to support open space, sport or recreational facilities will be permitted where it is ancillary to the use of the site and is in accordance with other relevant Local Plan policies.

Open Space and Recreation

The District’s open spaces shown in Appendix 8 will be retained for the current use and

open space type unless it can be demonstrated that:

- *The open space is surplus to requirements in terms of quantity, contribution to local character and setting, and that there is no need for an appropriate alternative community, sports or recreational use; or*
- *The loss of the current open space type is offset by the gain in a different type of open space currently deficient in that location; or*
- *The proposal is a mixed use scheme with demonstrable open space, and healthy living benefits which mitigates the loss.*

All other open spaces of value to the local community, either because of use or contribution to local character, will also be retained. Local Green Spaces as defined by the National Planning Policy Framework will be designated through Neighbourhood Plans. Proposals to improve the quality of, and/or access, to the District’s open spaces and the Public Right of Way Network (PROW) will be supported. Connections to the existing PROW network must be incorporated in all new developments along with other active travel opportunities.

Open Space should be incorporated into new development from the earliest design stage alongside onsite blue green infrastructure and biodiversity features. All new open space must include arrangements for long term maintenance and management.

Children and Young People Play Space

Proposals for new play areas will be supported subject to design and location. Housing developments must apply, as a minimum, the following Fields in Trust requirements for the inclusion of equipped play space unless it has been clearly demonstrated that it is not feasible or viable in which case a lower level of provision must be provided as agreed by the Council:

<i>Size of development</i>	<i>Local Area for Play (LAP)</i>	<i>Locally Equipped Area for Play (LEAP)</i>	<i>Neighbourhood Equipped Area for Play (NEAP)</i>
<i>5 - 10 dwellings</i>	<i>Include</i>	<i>N/A</i>	<i>N/A</i>
<i>10-200 dwellings</i>	<i>Include</i>	<i>Include</i>	<i>N/A</i>
<i>201-500 dwellings</i>	<i>Include</i>	<i>Include</i>	<i>Considered</i>
<i>500+ dwellings</i>	<i>Include</i>	<i>Include</i>	<i>Include</i>

All new children’s and young people play space must be high quality, include multiple pieces of attractive and engaging equipment, suitable to the location and serve the local community.

Improvement and expansion of existing facilities directly adjacent or very close to a development site may be considered on a case by case basis for smaller developments at the Council's discretion.

Glossary

For the purposes of this document, the following terms and definitions apply:

Glossary and Abbreviations	
Affordable rented housing	Owned by a housing association and let to eligible households in housing need (applicants have been accepted onto the Sevenoaks District Housing Register). Rents and service charges can be set at up to 80% of market rents, but tend to be capped at a lower level to ensure housing benefit can cover all eligible costs.
Air Quality Management Area (AQMA)	The NPPF defines AQMAs as “Areas designated by Local Authorities because they are not likely to achieve national air quality objectives by the relevant deadlines”. The Environment Act 1995 requires local councils to regularly assess the air quality in their area to see if any of the key pollutants in the National Air Quality Strategy are likely to exceed the targets currently set. In locations where this is likely to happen and where the public are exposed to pollution, the Council is required to designate an “Air Quality Management Area”.
Allocations and Development Management Plan (ADMP)	The Allocations and Development Management Plan was adopted in 2015. It is a document that sets out the planning policies which manages development across the District, as well as setting out site allocations for housing, employment and mixed-use developments. This document sits alongside the Core Strategy and covers the plan period up to 2026. The new Local Plan will replace this document and the Core Strategy.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
Area of Outstanding Natural Beauty (AONB)	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation’s finest landscapes. AONB are designated by Natural England.
Article 4 Direction	Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.
Assets of Community Value	Land or property of importance to a local community which is subject to additional protection from development under the Localism Act 2011.
Basins	Basins can be used to store and treat water. ‘Wet’ ponds/basins have a constant body of water and run-off is additional, while ‘dry’ basins/ponds are empty during periods without rainfall. Ponds can be designed to allow

	infiltration into the ground or to store water for a period of time before discharge.
Biodiversity Opportunity Areas (BOA)	Regional priority areas of opportunity for restoration and creation of Biodiversity Action Plans (BAP) habitats areas of greatest of greatest potential for restoration and creation. They are areas of opportunity, not constraint. The BOAs are designated by the South East England Biodiversity Forum.
Bioretention area/ Bioattenuation	A vegetated area with gravel and sand layers below designed to channel, filter and cleanse water vertically. Water can infiltrate into the ground below or drain to a perforated pipe and be conveyed elsewhere. Bioretention systems can be integrated with tree-pits or gardens.
Bird Brick	A brick bird box which can be integrated into an external wall.
Blue Green Infrastructure	<p>Green infrastructure goes beyond traditional site-based landscaping. It requires an assessment of both natural/semi-natural features and biodiversity within the site, and furthers its links with the natural environment of its surroundings and, where appropriate, the wider character of the area. The provision of Green Infrastructure can include:</p> <ul style="list-style-type: none"> • Incorporating “living roofs”; • Connecting with existing PROW network; • Using plants and trees which extend existing native habitats around site boundaries; and • The provision of formal and informal recreational spaces (including the provision for children and young people where appropriate). <p>Blue Infrastructure includes blue corridors, or a network of water bodies, are intimately connected with green corridors. The ‘blue’ environment can encompass natural water courses, lakes and ponds as well as man-made water bodies and manufactured drainage features</p>
Brownfield (locally defined)	For the purposes of the identification of potential land in this consultation, ‘brownfield’ has been defined in the widest sense i.e. land that has been previously developed (is no longer a green field), without considering the exclusions outlined in the NPPF. Once the Local Plan is further developed, consideration will be given as to whether the exclusions set out in the NPPF are relevant for the development of the strategy.
Brownfield land	See “Previously developed land”
Bug Hotel/ Bug Box	An insect hotel, also know as a bug hotel or insect house, is a manmade structure to provide shelter for insects.
Building for Life	Building for Life 12 (BfL 12) is the industry standard for the design of new housing developments and has been produced by the Design

	Council. Developments are assessed against 12 questions using a traffic light system. A well designed scheme should perform well against all 12 of the new questions – the top score being 12 Greens.
Cellular Storage	Water can be stored in tanks, gravel or plastic crates beneath the ground to provide attenuation.
Change of Use	A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another.
Climate Change	A change in global or regional climate patterns, in particular a change apparent from the mid to late 20 th century onwards and attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels. https://en.oxforddictionaries.com/definition/climate_change
Climate change adaption	Adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities. Various types of adaptation can be distinguished, including anticipatory, autonomous and planned adaption.
Climate change mitigation	Involves reducing the flow of heat-trapping greenhouse gases into the atmosphere, either by reducing sources of these gases (for example, the burning of fossil fuels for electricity, heat or transport) or enhancing the “sinks” that accumulate and store these gases (such as the oceans, forests and soil). https://climate.nasa.gov/solutions/adaptation-mitigation/
Combined Heat and Power	Combined heat and power (CHP) is the use of a heat engine or power station to generate electricity and useful heat at the same time.
Community Infrastructure Ley (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in the area. A local authority is allowed to set its own rates (£. per m ²) on particular qualifying developments. Contributions raised on qualifying developments are then used for infrastructure delivery within the local authority area.
Community Right to Bid	Allows communities and parish councils to nominate buildings or land for listing by the local authority as an asset of community value. If the assets comes up for sale, the community can ‘pause’ the sale and take up to six months to find the funding required to buy the asset.
Comparison retail	Retail goods that are typically non-food (e.g. clothing, electrical goods), and bought less frequently.
Conservation	Areas of special architectural or historical interest, where development

Areas	should preserve and enhance their special character and qualities. These areas are designated by the Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which gives them statutory recognition and protection.
Convenience retail	Everyday essential shopping goods, which typically relate to food.
Core Strategy	The Core Strategy is a long term, strategic document which forms part of the District's spatial strategy. The Core Strategy was adopted in February 2011 and covers the current plan period up to 2026. The new Local Plan will replace the Core Strategy and the Allocations and Development Management Plan.
Custom Build	Custom build homes are self build homes facilitated in some way by a developer. This still offers the chance to have a unique home that suits your needs, lifestyle and design preferences, but through a more hands off approach than a traditional self build.
Dead Frontage	A façade that is blank (e.g. lacking a window display, entrance and offers no life or activity to the street).
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
Design Panel	A panel of independent experts and practitioners who review the design of schemes put forward to the panel. They provide advice and comments in regard to the design of the scheme and suggest improvements where necessary.
Design South East	Design South East is a regional trust which provides impartial design advice and assistance to support Local Authorities, developers and communities. It is an non profit and independent organisation.
Development Plan Document (DPD)	The documents that a local planning authority must prepare (to make up its Local Plan) and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. It should contain the following elements: <ul style="list-style-type: none"> • A spatial strategy for the District; • Site specific allocations of land and development management policies; and • Policies map (with insets, where necessary)
District Heating	A heating system in which centrally generated heat is distributed via ducts and pipes to multiple buildings or locations.

Draft Revised NPPF (National Planning Policy Framework)	The draft revised National Planning Policy Framework incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation – the government responses to these are available at the respective consultation pages.
Dwelling/ Dwellinghouse	A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.
Economic Development	Development for employment use, including those within the B Use Classes as well as other employment generating uses (but excluding housing development).
Economic Needs Study (ENS)	A study which is an important component of the evidence base for the development of the new Local Plan by providing an objective assessment of the need for employment land over the emerging plan period to 2033/35. This reflects the requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), and builds upon previous evidence base studies including the 2015 Strategic Housing Market Assessment (SHMA).
Exceptional circumstances (local)	The Government does not define exceptional circumstances, but as part of the new Local Plan it is suggested that this may occur, for example, where new housing development achieves the sustainable reuse of brownfield land; ensures the delivery of new and needed key infrastructure; is needed to achieve regeneration and helps achieve significant compensatory improvements in the Green Belt.
Fitness Station	Individual apparatus for fitness usually found in a fitness gym but can also include outdoor resistance apparatus.
Fields in Trust	an independent charity with over 90 years' experience protecting parks and green spaces. They work with landowners, community groups and policy makers to champion the value of parks and green spaces to achieve better protection for their future at both local and national level. Fields in Trust's benchmark guidelines are a crucial tool for developers, planners, urban designers and landscape architects in the design of outdoor sport, play and informal open space and are in accordance with the National Planning Policy Framework.
Flood Zone	Flood zones refer to the probability of river and sea flooding over areas of land. There are varying levels of flood risk which are set out in the National Planning Practice Guidance.
Fluvial flooding	Flooding resulting from water levels exceeding the bank level of a main

	river.
Functional Economic Market Area (FEMA)	Economic analysis is best undertaken at the spatial level at which the relevant economic market operates – or the ‘functional economic market area’
Granny Pod	A Granny Pod is a tiny home built, or placed, on the same property as the home of someone who will look after the occupant.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped.
Green Corridor	A green corridor is a route by which wildlife can move from one habitat to another such as river banks, railways embankments and roadside verges. They can also include human recreational connections such as public rights of way and cycle routes.
Green Lung	An area of open space within a settlement which contributes to a healthy environment.
Green Roof	A planted soil layer is constructed on the roof of a building to create a living surface. Water is stored in the soil layer and absorbed by vegetation.
Greenfield Land or Site	Land (or a defined site) usually farmland, that has not previously been developed.
Groundwater	An important part of the natural water cycle present underground, within strata known as aquifers.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Gypsy and Traveller Accommodation Assessment (GTAA)	Evidence base document to support the Local Plan outlining the District’s objectively assessed need for Gypsy and Traveller Accommodation.
Habitat Regulation Assessment	Is a recognised step by step process which helps determine likely significant effect of development on a habitat and where appropriate they can be used to assess the adverse impacts on the integrity of a European site. An assessment will examine alternative solutions and provide justification for imperative reasons of overriding public interest for the

	development (IROPI).
Heritage asset	<p>Heritage Asset – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage Asset includes designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)</p> <p>Designated Heritage Asset – A World heritage Site, Scheduled Ancient Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, registered Battlefield or Conservation Area designated under the relevant legislation.</p>
Historic Parks and Gardens	A park or garden of special historic interest. Graded I (highest quality), II* or II. All designations are made by Historic England.
Housing Market Area (HMA)	Planning for housing takes place on a scale that is larger than most local authorities because market dynamics and population changes do not respect administrative boundaries. They cut across them, operating at different scales. The West Kent Housing Market Area (HMA) includes Sevenoaks, Tonbridge and Tunbridge Wells
Housing White Paper	At the time of this document’s publication (August 2017), the Housing White Paper was a consultation paper on the Government’s proposed housing and planning reforms. This was consulted upon between March and May 2017. Whilst it is not Government policy at the moment, it is important that we recognise its significance and potential challenges that the White Paper poses whilst producing a new Local Plan.
Infrastructure	Basic services necessary for development to take place (e.g. roads, electricity, water and sewerage, education and health facilities).
Infrastructure Delivery Plan (IDP)	A document which shows the amount of infrastructure required to facilitate development
Intermediate housing	<p>Owned by a housing association which is sold or rented to eligible households at a cost above social rent levels but below market levels. Applicants must be registered under Help to Buy and can have a household income of up to £80,000 per year. Priority is given to military personnel and, for a limited period, to those with a local connection to the District. Intermediate housing includes:</p> <ul style="list-style-type: none"> • Shared equity housing – purchasers typically buy a 75-80% share of the property with no rent payable to the housing association on the remainder. • Shared ownership housing – purchasers buy a 25-75% share of

	<p>the property and pay a subsidised rent to the housing association on the remainder.</p> <ul style="list-style-type: none"> • Intermediate rented housing – generally let on Assured Shorthold tenancies, the rent plus service charge is no more than 80% of the market rent.
Kent Nature Partnership	The Kent Nature Partnership was awarded Local Nature Partnership (LNP) status by the government in July 2012 to drive positive change in the local natural environment. The Partnership takes a strategic view of the challenges and opportunities involved in managing the natural environment as a system benefiting biodiversity, people and the local economy.
Kent Wildlife Trust Reserves	Nature reserves managed by Kent Wildlife Trust (a nationally recognised registered charity).
Key Worker	A Government scheme running since 2004 helping key workers in London, the South East and East of England to buy a home, upgrade to a family home or rent a home at an affordable price.
Landscape Character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Lead Local Flood Authority	Unitary authorities or County Councils that are responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and for maintaining a register of flood risk assets. They also have lead responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings of permanent structures (e.g. wells with its curtilage). Designations are made by Historic England.
Living roofs and walls	Roofs and walls that are partial or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation system.
Local Centre	Locally significant areas of retail to which protection policies apply, in accordance with the NPPF. Local centres have been divided into neighbourhood and village centres in the Local Plan.
Local Housing Need	Local Housing Need: Is developed and managed by a Housing Association and made available

	<p>for rent or shared ownership.</p> <p>Is exclusively for people who have strong connections to a village.</p> <p>Remains affordable for local people in perpetuity.</p> <p>Is a small development, sensitively designed to be in keeping with the character of the village.</p> <p>Can help a community remain thriving and sustainable.</p> <p>Enables families to remain living in close proximity and provide support to each other.</p> <p>Including local needs market housing and affordable housing</p>
Local Housing Need	<p>Affordable rural housing (or Local Needs Housing) is housing that:</p> <p>Is developed and managed by a Housing Association and made available for rent or shared ownership.</p> <p>Is exclusively for people who have strong connections to a village.</p> <p>Remains affordable for local people in perpetuity.</p> <p>Is a small development, sensitively designed to be in keeping with the character of the village.</p> <p>Can help a community remain thriving and sustainable.</p> <p>Enables families to remain living in close proximity and provide support to each other.</p> <p>Including local needs market housing and affordable housing</p>
Local List	<p>A range of buildings and structures that together make a positive contribution to the character and distinctiveness of the District. The Local List (which currently covers Sevenoaks Town only) does not provide any additional planning controls but buildings on the list have the status of heritage assets and their conservation is an objective of the NPPF. The inclusion of a building or structure on the list will be a material consideration that we will take into account when considering planning applications.</p>
Local Nature Reserves	<p>Local Nature Reserves (LNRs) are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it.</p>
Local Plan	<p>The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.</p>
Local Wildlife Site	<p>Local wildlife sites, previously known as Sites of Nature Conservation Interest (SNCIs), are sites which are important to nature conservation interests in a local context. They are designated by the Kent Wildlife Trust.</p>
Micro House	<p>A Micro House is a small house that is often energy-efficient and designed</p>

	strategically to maximise usable space while minimizing the home's footprint.
Multi-Use Games Area (MUGA)	An enclosed area, using a synthetic grass or hard surface for playing sports, for example five-a-side football or netball.
National Planning Policy Framework (NPPF)	The document that sets out national planning policies from Government for England and how they are to be applied during the planning process. The NPPF must be taken into account when preparing Local Plans and Neighbourhood Plans. It must also be used as a material consideration when determining planning applications. Further guidance on particular topics is set out in the National Planning Practice Guidance (NPPG), and is updated regularly to reflect the application of national planning policies (https://www.gov.uk/government/collections/planning-practice-guidance).
Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Non-designated heritage assets	A building, monument, site, place, area or landscape identified by the Local Planning Authority as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It can include assets identified by the Local Planning Authority (including Local listing) but does not include any asset formally designated under the relevant legislation i.e. Conservation area, Listed Building or scheduled ancient monument.
Objectively Assessed Need (OAN)	An unconstrained figure based on the latest Government population and household projections, but is not considered as the District's housing target. This evidence is used against other evidence bases gathered to determine the District's housing target.
Office for National Statistics (ONS)	Independent producer of official statistics and the recognised national statistical institute of the UK
Older People	People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
Original Building	A Building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Outdoor Accommodation	Glamping, camping, caravanning, free sleeping
Permeable Paving	A range of sustainable materials and techniques for permeable pavements with a base and subbase that allow the movement of stormwater through the surface. In addition to reducing runoff, this effectively traps suspended solids and filters pollutants from the water.
Pitch for Gypsy and Traveller	There is no set definition of what should be contained within a pitch but it is generally accepted that an average family pitch must be capable of accommodating a large trailer and touring caravan, an amenity building, parking space and a small garden area.
Playing Pitch Strategy	A document outlining the needs and supply of playing pitches within a local authority area. The document is prepared in partnership with Sport National Governing Bodies and endorsed by Sport England.
Previously Developed Land (PDL)	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Primary Shopping Frontage	Primary frontage are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Public Right of Way	An adopted right of way available for public use defined on the Definitive Map.
Rain Gardens	A rain garden is a planted depression or a hole that allows rainwater runoff from impervious urban areas, like roofs, driveways, walkways, parking lots, and compacted lawn areas, the opportunity to absorb.
Rainfall Event	A storm with a specific intensity and duration
Rapid Electric Vehicle Points	Rapid charge points can charge an electric vehicle battery in around 30 minutes. They allow high mileage users, such as electric taxi and private hire drivers and freight and fleet operators, to quickly charge their vehicle.
Registered Parks and Gardens	A park or garden of special historic interest. They are graded I (highest quality), II* or II. All designations are made by Historic England.
Retail Study	An up-to-date evidence base on the existing and future roles and performance of the District's Town, and Service Centres and assess future demand for retail floorspace in the District over the period to 2035. The study has full regard to the expected levels of growth in Sevenoaks and neighbouring authorities, as well as recent and emerging changes in

	consumer behaviour.
Retirement Village	A complex containing residential premises that are: predominantly or exclusively occupied, or intended to be predominantly or exclusively occupied, or intended to be predominantly or exclusively occupied.
Return Period	The probability of a rainfall event occurring over a set period of time
River Basin Management Plan (RBMPs)	These Management Plans set out how organisations, stakeholders and communities will work together to protect and improve the quality of our water environment. These plans were updated in 2015 and set out how the minimum of 680 (14%) of waters will improve over the next 6 years from around £3 billion investment.
Roadside Nature Reserves	Areas adjacent to road which have been identified, protected and managed by the Kent and Medway Road Verge Project. These areas provide vital wildlife corridors for many species and include a number of scarce and threatened habitats.
Scheduled Ancient Monument	Section 61(12) of the Ancient Monuments and Archaeological Areas Act 1979 defines an ancient monument as “any scheduled monument” and “any other monument which in the opinion of the Secretary of State is of the public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it”.
Secondary Shopping Frontage	secondary frontages likely to include a diversity of uses such as retail, restaurants, cinemas and businesses.
Secured by Design	Secured by Design (SBD) is a police initiative to guide and encourage those engaged within the specification, design and building of new homes to adopt crime prevention measures in the design of their schemes.
Self Build	The building of homes by their owners
Shepherd Hut	A small home on wheels
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reasons of any of its flora, fauna, geological or physiographical features (e.g. plants, animals, and natural features relating to the Earth’s structures).
Soakaway	a pit typically filled with hard core, into which waste water is piped so that it drains slowly out into surrounding soil.
Social rented	Owned by a housing association and let to eligible households in housing

housing	need (applicants have been accepted onto the Sevenoaks District Housing Register). Rents are set through the national rent regime but are generally around 50-60% of market rents.
Strategic Flood Risk Assessment (SFRA)	This assessment provides an overview of the methodology, assumptions, uncertainties, tasks undertaken and the links to the wider sustainability appraisal process. It provides policy recommendations and guidance for the application of the Sequential Test, the preparation of flood risk assessments and the use of sustainable drainage systems, within the Council's administrative boundary.
Strategic Housing & Economic Land Availability Assessment (SHELAA)	<p>A Strategic Housing and Economic Land Availability Assessment should:</p> <ul style="list-style-type: none"> • identify sites and broad locations with potential for development; • assess their development potential; and • assess their suitability for development, and the likelihood of development coming forward (the availability and achievability). <p>This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use. The assessment is an important evidence base to inform plan making. However it does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are the most suitable to meet those needs.</p>
Strategic Housing Market Assessment (SHMA)	<p>A Strategic Housing Market Assessment should:</p> <ul style="list-style-type: none"> • Estimate housing need and demand in terms of affordable and market housing. • Determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas. • Consider the future demographic trends and identify the accommodation requirements of specific groups such as homeless households, Black and Minority Ethnic groups, first time buyers, disabled groups, older people, Gypsies and Travellers, and occupational groups such as key workers, student and operational defence personnel.
Supplementary Planning Document (SPD)	SPDs provide further guidance regarding how Local Plan policies should be implemented.

Surface water flooding	Flooding as a result of surface water runoff because of high intensity rainfall when water is ponding or flowing over the ground surface before it enters the underground drainage network or watercourse, or cannot enter it because the network is full to capacity, thus causing what is known as pluvial flooding.
Sustainability Appraisal	Assessment of the social, economic and environmental impacts of the policies and proposals contained with the new Local Plan including how the plan meets the Strategic Environmental Assessment Directive.
Sustainable development	There are three dimensions to sustainable development: economic, social and environmental. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life including (but not limited to): <ul style="list-style-type: none"> • Making it easier for jobs to be created in cities, towns and villages; • Moving from a net loss of bio-diversity to achieving net gains for nature; • Replacing poor design with better design; • Improving the conditions in which people live, work, travel and take leisure; and widening the choice of high quality homes.
Sustainable Drainage Systems (SuDs)	An alternative approach from the traditional ways to manage runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.
Swales	Swales are vegetated shallow depressions designed to convey and filter water. These can be 'wet' where water gathers above the surface, or 'dry' where water gathers in a gravel layer beneath. Can be lined or unlined to allow infiltration.
TBC	To be confirmed
Town Centre	A defined area, including the primary shopping area and areas predominately occupied by main town centre uses.
Transport hub	A place where passengers and cargo are exchanged between vehicles or between transport modes. Public transport hubs include train and bus stations and airports.
Use Classes	A list that categorises types of development (see the end of the glossary for the full Use Class Order)
Village Design Statements (VDS)	Documents prepared by local people to guide new development in their villages. They are used when assessing planning applications for development and other changes within these villages.

Visitor Attraction	A visitor attraction is a place of interest where tourists visit, typically for its inherent or exhibited natural or cultural value, historical significance natural or built beauty, offering leisure and amusement.
West Kent Leader Programme	A source of funding available to farmers, growers, foresters, rural businesses and communities to help secure a sustainable future for rural West Kent.
Wildlife Corridor	Areas of habitat connecting wildlife populations

Use Classes

Use Class	Description
A1	Shops e.g. Shops, retail warehouses, hairdressers, undertakers, travel agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2	Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3	Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot food takeaways - For the sale of hot food for consumption off the premises.
B1	Business (a) Offices (other than those that fall within A2), (b) research and development of products and processes, (c) (c) light industry appropriate in a residential area.
B2	General industrial - Use for industrial process other than within class B1
B8	Storage or distribution - This class includes open air storage.
C1	Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2a	Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offender's institution, detention centre, or use as a military barracks.
C3	Dwellinghouses
C4	Houses in multiple occupation - small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

D1	D1 Non-residential institutions - Clinics, health centres, day nurseries, day centres, schools, art galleries museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations
Sui Generis	Sui Generis - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.