

Pre-Submission Draft Local Plan Policies

To Note: The formatting of these policies indicates the changes from the consultation version (Regulation 18) of the Plan. Where text has been amended, insertions are in underlined text and deletions are in ~~striketrough text~~.

These policies will be accompanied by explanatory 'supporting text', which does not form part of the policy wording, but provides additional background information and context. Performance indicators and delivery mechanisms will also be included in the final submission version of the Plan, in order to monitor progress and delivery.

Pre-Submission Draft Local Plan Policies

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Chapter 1 - A Balanced Strategy for Growth in a constrained district

Policy ST1 - 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. Mixed use developments which intensify the use of land by incorporating housing will be supported and encouraged, particularly on sites that are close to services and facilities and/or well-connected by public transport, walking and cycling . 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. Development proposals for the four towns will be expected to comply with the place-making proposals and priorities listed in the supporting text.

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.~~

Where development will result in a significant improvement in the sustainability of settlements through the provision of social and community infrastructure in areas currently lacking such facilities, we will alter Green Belt boundaries to enable sites to be removed from the Green Belt and to be allocated for development.

We will continue to work ~~discuss with neighbouring authorities under the Duty to Co-operate 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.~~

Policy ST2 - Housing and Mixed Use Site Allocations

The following new housing and mixed use sites, are ~~proposed for consultation~~ allocated for development.

These sites will provide for a range of housing types, density, mix and tenure and are subject to the site areas and design guidance.

Unimplemented housing and mixed use site allocations from the ADMP (2015) have been ~~will be~~ carried forward into this Local Plan and are also listed in the table.

Ref ST2-	Settlement/Site	No. of units
Sevenoaks Urban Area		
1 H2a	<u>Delivery and Post Office / BT Exchange, South Park, Sevenoaks</u>	<u>100</u>
2 HO5	5 Crownfields, Sevenoaks	<u>20</u>
3 HO381	15 St Botolphs Road, Sevenoaks	<u>12</u>
4 H1d	<u>School House, Oak Lane and Hopgarden Lane, Sevenoaks</u>	<u>56</u>
5 H1e	<u>Johnsons, Oak Lane and Hopgarden Lane, Sevenoaks</u>	<u>54</u>
6 HO365	Sevenoaks Hospital, Hospital Road, Sevenoaks	<u>73</u>
7 MX29	Sevenoaks Community Centre, Otford Road, Sevenoaks	<u>75</u>
8 H1b	<u>Cramptons Road Water Works, Sevenoaks</u>	<u>126</u>
9 H1e	<u>Sevenoaks Gasholders, Cramptons Road, Sevenoaks</u>	<u>98</u>
10 HO217	Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks	<u>32</u>
11 HO226	Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks	<u>30</u>
12 HO410	<u>Summerhill, Seal Hollow Road, Sevenoaks</u>	<u>13</u>
13 MX43	Sevenoaks Quarry, Bat and Ball Road, Sevenoaks	<u>600</u>
14 MX50	Land rear of the Village Hall, London Road, Dunton Green	<u>240</u>

Ref ST2-	Settlement/Site	No. of units
15 HO86	Chaucers of Sevenoaks, London Road, Dunton Green	<u>11</u>
HO349	Godfreys, Otford Road, Sevenoaks	<u>Withdrawn by landowner</u>
HO382	Archery and Far End, Chipstead Lane, Chipstead, Sevenoaks	<u>Withdrawn by landowner</u>
MX49	<u>Land west of Chevening Road, Chipstead</u>	<u>Not in accordance with strategy</u>
Swanley		
16 H2e	Swanley Centre, Nightingale Way, Swanley	<u>250</u>
17 H1g	Bevan Place, Swanley	<u>100</u>
18 H1h	Bus Garage and Kingdom Hall, London Road, Swanley	<u>74</u>
19 HO198	The Woodlands, Hilda May Avenue, Swanley	<u>66</u>
20 MX56	White Oak Leisure Centre, Hilda May Avenue, Swanley (as part of a leisure centre replacement programme)	<u>80</u>
21 HO274	Land between 16 and 32 Alder Way, Swanley	<u>20</u>
22 HO222	Former Birchwood Primary School, Russett Way, Swanley	<u>39</u>
23 MX9	Upper Hockenden Farm, Hockenden Lane, Swanley	<u>25</u>
24 HO4	Harringtons Nursery, Highlands Hill, Swanley	<u>71</u>
25 HO357	Swanley Village Nursery, Swanley Village Road, Swanley Village	<u>6</u>
26 HO298	Land rear of Cedar Lodge, Wood Street, Swanley Village	<u>6</u>
27 HO388	Land south of Wood Street, Swanley Village	<u>10</u>
28 MX48	Land at Pedham Place	<u>2,500*</u>
HO197	Land rear of West View Road, Swanley	<u>Unsuitable</u>
HO202	Land adjacent to 23 Russett Way, Swanley	<u>Defer to Development</u>

Ref ST2-	Settlement/Site	No. of units
		Management process
HO10	Old Forge Yard, Swanley Village Road, Swanley	Unavailable
MX32	Pembroke Business Centre and Pembroke House, College Road, Swanley	Defer to Development Management process
MX54a	Land between Beechenlea Lane and the railway line, Swanley	Unsuitable/not in accordance with strategy
MX54b	Land between Beechenlea Lane and Highlands Hill, Swanley	Unsuitable/not in accordance with strategy
Edenbridge		
29 H2d	Station Approach, Edenbridge	30
30 HO210	Open space at Stangrove Estate, Crouch House Road, Edenbridge	15
31 HO379	Kent & Surrey Driving Range, Crouch House Road, Edenbridge	7
32 HO364	Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge	30
33 HO189	Land south of Skinners Lane, Edenbridge	270
34 HO223	Land east of Bray Road, Edenbridge	70
HO190	Land north of Skinners Lane, Edenbridge	Amended site boundary
MX25	Land east of Four Elms Road and north of Skinners Lane, Edenbridge	Amended site boundary
MX26	Land south of the railway line, Four Elms Road, Edenbridge	Amended site boundary
MX10	Land at Breezehurst Farm, Crouch House Road, Edenbridge	Not in accordance with strategy
MX44	Land west of Romani Way, Edenbridge	Not in accordance with strategy
MX51	Land south west of Crouch House Road, Edenbridge	Not in accordance with strategy
Westerham		

Ref ST2-	Settlement/Site	No. of units
35 H1m	Currant Hill Allotments, Westerham	<u>26</u>
36 HO46	Land between Granville Road and Farleycroft, Westerham	<u>10</u>
HO327	Crockham Hill House, Main Road, Crockham Hill	Defer to Development Management process
HO371	Land south of Farley Lane, Westerham	Unsuitable/not in accordance with strategy
HO372	Land north of Farley Lane, Westerham	Unsuitable/not in accordance with strategy
HO373	Land east of Croydon Road, Westerham	Unsuitable/not in accordance with strategy
HO374	Land south of Madan Road, Westerham	Unsuitable/not in accordance with strategy
New Ash Green		
37 H2e	New Ash Green Village Centre, New Ash Green	<u>70</u>
38 MX55	The Manor House, North Ash Road, New Ash Green	<u>35</u>
39 HO384	The Forge, Ash Road, Ash	<u>29</u>
40 HO402	Oast House Nursery, Ash Road, Ash	<u>20</u>
Otford		
41 HO102	Otford Builders Merchants, High Street, Otford	<u>7</u>
Hartley		
42 HO353	Land south of Orchard House, Ash Road, Hartley	<u>10</u>
MX52	Land at Corinthians Sports Club, Valley Road, Fawkham/Hartley	Unsuitable/not in accordance with strategy

Ref ST2-	Settlement/Site	No. of units
MX53	Land between Parkfield and Fawkham Road, Fawkham/Hartley	Unsuitable/not in accordance with strategy
Other Settlements		
43 HO150	Chelsfield Depot, Shacklands Road, Badgers Mount	<u>100</u>
44 HO328	Land west of the roundabout, London Road, Badgers Mount	<u>27</u>
45 HO368	Calcutta Club and Polhill Business Centre, London Road, Badgers Mount	<u>66</u>
46 HO109	Highways Depot, Tonbridge Road, Chiddingstone Causeway	<u>8</u>
47 HO408	Land rear of Brickyard Cottages, Tonbridge Road, Chiddingstone Causeway	<u>18</u>
48 HO97	Middle Farm Nursery, Cray Road, Crockenhill	<u>30</u>
49 HO124	Wested Farm, Eynsford Road, Crockenhill	<u>10</u>
50 HO315	Gorse Hill Nursery, Gorse Hill, Farningham	<u>55</u>
51 HO326	Maplescombe Farm, Maplescombe Lane, Farningham	<u>35</u>
HO51	Eureka Naturist Club, Manor Lane, Fawkham	Unsuitable
52 HO165	Fawkham Business Park, Fawkham Road, Fawkham	<u>31</u>
53 HO378	Grange Park Farm, Manor Lane, Fawkham	<u>32</u>
54 HO49	Highfield Farm and Knocka Villa, Crow Drive, Halstead	<u>20</u>
55 HO138	Deer Leap Stud Farm, Knockholt Road, Halstead	<u>13</u>
56 HO307	Oak Tree Farm, London Road, Halstead	<u>37</u>
57 MX24	Fort Halstead, Crow Drive, Halstead	<u>300 (plus 450 with planning permission)</u>
MX41	Land at Broke Hill Golf Course, Sevenoaks Road, Halstead	Not in accordance with strategy
HO73	The Parish Complex, College Road, Hextable	Withdrawn by landowner

Ref ST2-	Settlement/Site	No. of units
HO224	Former Furness School, Rowhill Road, Hextable	Withdrawn by landowner
HO58	Land west of College Cottages, College Road, Hextable	Unsuitable/unavailable
58 HO106	College Road Nurseries, College Road, Hextable	<u>9</u>
59 HO212	Egerton Nursery, Egerton Avenue, Hextable	<u>30</u>
60 HO225	Oasis Academy, Egerton Avenue, Hextable	<u>190</u>
<u>61</u> <u>HO433</u>	Land north of Top Dartford Road, Hextable	<u>16</u>
<u>62</u> <u>H1j</u>	Top Dartford Road, Hextable	<u>29</u>
HO354	Holmesdale Works, Holmesdale Road, South Darent	Defer to Development Management process
63 HO127	Gills Farm, Gills Road, South Darent	<u>16</u>
64 HO346	Land at Oakview Stud Farm, Lombard Street, Horton Kirby	<u>42</u>
<u>65</u> <u>HO430</u>	The Cottage, Holmesdale Road, South Darent	<u>9</u>
HO340	Land east of Whitebeam Close and south of Pilgrim Way Cottages, Kemsing	Withdrawn by landowners
HO104	Baldwins Yard, Noahs Ark, Kemsing	Defer to Development Management process
66 HO133	Land south of West End, Kemsing	<u>20</u>
<u>67</u> <u>HO407</u>	Land south of Noahs Ark, Kemsing	<u>22</u>
HO44	51-59 Mount Pleasant Road and land to the rear, Sevenoaks Weald	Withdrawn by landowner
HO47	1-6 Gilchrist Cottages and land to the rear, Mount Pleasant Road, Sevenoaks Weald	Withdrawn by landowner
HO336	Car park east of Sundridge House, Main Road, Sundridge	Defer to Development Management process
68 HO342	Meadow Cottage, Goathurst Common, Ide Hill	<u>14</u>
69 HO35	JD Hotchkiss Ltd, London Road, West Kingsdown	<u>31</u>

Ref ST2-	Settlement/Site	No. of units
70 HO78	Florence Farm Mobile Home Park, Main Road, West Kingsdown	<u>16</u>
71 HO272	Rajdani, London Road, West Kingsdown	<u>20</u>
HO77	Millview Park and Foxlands, London Road, West Kingsdown	Unsuitable/unavailable
72 HO129	Terrys Lodge Farm, Terrys Lodge Road, Wrotham	<u>5</u>

Chapter 2 – Providing Housing Choices

Policy H1 - 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 Local 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, unless it can be demonstrated that an alternative mix meets an identified local need:

	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 of 4 or more storeys 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. These units should be provided as affordable housing.

New build housing development ~~will be expected to~~ must 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).

Policy H2 - 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 (<u>net</u>)	% affordable housing required	Type of provision required
0-5 and gross internal area is under 1,000m²	10*	Financial contribution
0-5 and gross internal area is 1,000m² or more	10	
6-9 and gross internal area is under 1,000m²	20*	
6-9 and gross internal area is 1,000m² or more	20	
6-9	20	
10 and gross internal area is under 1,000m²	30*	
10 and gross internal area is 1,000m² or more	30	
11-14	30	To be provided on-site unless the Council advises that a financial contribution is preferred
<u>10+ (already developed sites)</u>	30	
15-24	40	
25+	40	
<u>10+ (greenfield sites)</u>	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~~ Affordable Housing SPD, proposals will be expected to address the localised identified need, where appropriate. This will help to deliver new affordable housing where there is the highest level of 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, the Council will consider the following options in priority order: 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. A reduced level of provision on-site plus a financial contribution in lieu of the shortfall;
2. A financial contribution in lieu of any affordable housing provision on-site; Provision of the required number of affordable units on an alternative site within Sevenoaks District, to be secured by the applicant and agreed by the Council.

Policy H3 - 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, in the first instance, to meet identified needs including housing for local essential workers, older people and plots for self build. The amount of market housing must not exceed 30% of the total number of homes, or 3 homes, whichever is the lesser amount.

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

Policy H4 - Provision for the Gypsy and Traveller Community

The following sites are allocated for Gypsy and Traveller pitches.

<u>Site Ref</u> <u>H4 -</u>	<u>Address</u>	<u>Proposed</u> <u>Additional</u> <u>Permanent</u> <u>Pitches</u>	<u>Total</u> <u>pitches on</u> <u>site</u> <u>(existing</u> <u>and</u> <u>proposed)</u>
<u>1</u> <u>GT1</u>	<u>Bournewood Brickworks, Stones Cross Road, Crockenhill</u>	<u>3</u>	<u>4</u>
<u>2</u> <u>GT2</u>	<u>Early Autumn, East Hill, Shoreham</u>	<u>1</u>	<u>4</u>
<u>3</u> <u>GT3</u>	<u>St George's Stables, Well Hill, Shoreham</u>	<u>1</u>	<u>1</u>
<u>4</u> <u>GT4</u>	<u>Station Court, London Road, Halstead</u>	<u>4</u>	<u>8</u>
<u>5</u> <u>GT5</u>	<u>Alexis Place, Hockenden Lane, Swanley</u>	<u>6</u>	<u>10</u>
<u>GT7</u>	<u>Merry Lees, Billet Hill, Ash</u>	<u>Not in accordance with strategy</u>	
<u>6</u> <u>GT8</u>	<u>Knatts Valley Caravan Park, Knatts Valley Road, West Kingsdown</u>	<u>3</u>	<u>11</u>
<u>7</u> <u>GT9</u>	<u>Hollywood Gardens, School Lane, West Kingsdown</u>	<u>3</u>	<u>3</u>
<u>GT10</u>	<u>Two Barns, Knatts Lane, West Kingsdown</u>	<u>Not in accordance with strategy</u>	
<u>8</u> <u>GT11</u>	<u>Fordwood Farm, New Street Road, Ash</u>	<u>1</u>	<u>1</u>
<u>9</u> <u>GT12</u>	<u>Seven Acre Farm, Hever Road, Edenbridge</u>	<u>10</u>	<u>10</u>
<u>10</u> <u>GT16</u>	<u>Park Lane Farm, Park Lane, Swanley Village, Swanley</u>	<u>1</u>	<u>3</u>
<u>11</u> <u>GT17</u>	<u>Land south west of Broomhill, Button Street, Farningham</u>	<u>2</u>	<u>2</u>
<u>12</u> <u>(formally</u> <u>part of</u> <u>MX44)</u>	<u>Romani Way, Hever Road, Edenbridge</u>	<u>5</u>	<u>22</u>
	<u>TOTAL</u>	<u>40</u>	

Sites for Gypsy and Traveller pitches must take account of the policies within the Local Plan and 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

Policy H5 - 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, incorporating a range of densities appropriate to the size and location of the scheme.

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 at the density proposed.

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

Chapter 3 – Supporting a Vibrant and Balanced Economy

Policy EMP1 - 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 and using all relevant publications, 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, including for employment 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 a~~ All office accommodation on allocated sites will be served an Article 4 direction to retain important business space to meet the needs of the District's economy.

The following sites, will be retained, intensified and regenerated for employment use.

Ref EMP1	Site address	Total area	Employment use
-			
<u>Sevenoaks - urban area</u>			
1	Vestry Road, Sevenoaks	11.3	B1 -B8
2	Bat &Ball Enterprise Centre, Sevenoaks	1.8	B1 -B8
3	British Telecom, Sevenoaks	1.8	B1 -B8
4	Erskine House, Sevenoaks	0.5	B1 -B8
5	Hardy's Yard, Riverhead	1.3	B1 -B8
6	High Street, Sevenoaks	1.5	B1 -B8
7	London Road, Sevenoaks	4.0	B1 -B8
8	Morewood Close, Sevenoaks	3.7	B1 -B8
9	South Park, Sevenoaks	0.2	B1 -B8
10	Line Tree Walk, Sevenoaks	0.6	B1 -B8
<u>Swanley</u>			
11	Wested Lane Industrial Estate, Swanley	8.2	B1 -B8
12	Swanley Town Council Offices, Swanley	0.4	B1 -B8
13	Swan Mill, Goldsel Road, Swanley	2.6	B1 -B8
14	Media House, Swanley	0.3	B1 -B8
15	Moreton Industrial, Swanley	1.8	B1 -B8
16	Park Road Industrial Estate, Swanley	1.3	B1 -B8
17	Southern Cross ind. Estate, Swanley	1.9	B1 -B8
18	Teardrop Industrial Estate, Swanley	3.4	B1 -B8
19	The Technology Centre, Swanley	1.9	B1 -B8
20	Broom Hill, Swanley	4.3	B1 -B8
<u>Edenbridge</u>			
21	Station Road, Edenbridge	18.8	B1 -B8
22	Edenbridge/Warsop Trading Centre	1.6	B1 -B8
<u>Other settlements</u>			
23	Westerham Trading Centre, Westerham	3.7	B1 -B8
24	Blue Chalet Industrial Park, West Kingsdown	0.9	B1 -B8
25	West Kingsdown Industrial Estate, West Kingstown	0.5	B1 -B8
26	Horton Kirby Trading Estate South Darent	0.8	B1 -B8

The following sites are allocated as employment land. This land will be retained for employment use as set out in the table.

Site Reference EMP1 -	Address	Site Area	Proposed Employment Use
Sevenoaks Urban Area			
27 EM5	Sevenoaks Garden Centre, Main Road, Sundridge	1.68ha	B1(a)
28 EM6/23/24	Bartram Farm, Old Otford Road, Sevenoaks	11.92ha	B1-B8
29 EM12	Former Park and Ride, Otford Road, Sevenoaks	0.75ha	B1

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 location, 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.

Major Developed Employment Sites in the Green Belt

The following sites, within the Green Belt, are considered to be important employment generating sites and will be retained in employment use. Proposals consistent with Green Belt policy will be supported.

<u>Site Ref</u> <u>EMP1 -</u>	<u>Address</u>
<u>30</u>	<u>North Downs Business Park, Dunton Green</u>
<u>31</u>	<u>Chaucer Business Park, Kemsing</u>

Policy EMP2 - 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.

Policy EMP3 – Tourism & Visitor Economy

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.

Chapter 4 - Transport & Infrastructure

Policy T1 - Transport & Infrastructure

Transport

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 traffic congestion and safety, environmental and noise impacts, air quality and impacts on amenity, health and wellbeing. This may mean ensuring adequate provision is made for integrated and improved transport infrastructure (such as rail, bus and cycling) with other appropriate mitigation through direct improvements and/or developer contributions.

Promotion of safe and convenient cycle routes must be considered, where development is situated in sustainable locations with access to day-to-day services and facilities. This may include:

- Provision of new cycling routes to key locations and transport interchanges;
- Enhancing existing cycling routes and improving the existing cycle network within the vicinity of the development;
- Adequate cycle storage that is accessible and secure within new developments;
- Integrating new pedestrian and cycle routes with the Public Rights of Way (PROW) network.

Vehicle parking, including cycle parking, in new residential and non-residential developments should be made in accordance with advice provided by Kent County Council as the Local Highway Authority as well as the current KCC vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide (or any subsequent replacement).

Notwithstanding, the Council may depart from established maxima or minima standards in order to take account of specific local circumstances that may require a higher or lower level of parking provision, including as a result of the development site's accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems.

Electric Vehicle Charging Points

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 and type of points to be provided will be at the discretion of the Council and will be determined by:

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

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.

All new developments must also have sufficient infrastructure to provide additional charging points to meet future demand.

Management arrangements should be in place for all publically available or communal electric vehicle charging points to ensure charging points are working and readily available. This may include:

- Regular maintenance to ensure points are not faulty.
- Ensuring any faulty points are fixed quickly.
- Maximum charge times and sanctions for users who block access to a point for other users.

Infrastructure Delivery

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 phasing of development must be coordinated with the delivery of infrastructure from infrastructure providers to serve the development and wider area. Developers must demonstrate that the phasing of development will not place additional pressure on the existing provision.

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

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 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" from the Infrastructure Delivery Plan 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.

Chapter 5 – Protecting, Conserving and Enhancing Green Belt, Landscape and the Natural Environment

Policy LA1 - Landscape and Areas of Outstanding Natural Beauty

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

The Kent Downs and High Weald Areas of Outstanding Natural Beauty (AONB) and their settings will be given the highest status of protection in relation to landscape and scenic beauty.

Proposals within the AONB and their settings must conserve and enhance the character of the landscape and its special qualities with regard to the relevant management plan, associated documents and position statements. It must be demonstrated that consideration has been given to the:

- Rural economic impact, either positive or negative
- Historic use of buildings, site and surroundings
- The historic landscape and impact on the historic environment
- Impact on scenic beauty.

Developments must demonstrate appropriate:

- ~~Scale and form of development~~
- Layout in relation to adjacent settlements and settlements patterns
- Use of materials and colours.

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
- 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 tranquility and reducing the existing impact of noise and lighting

Policy GB1 - Development in the Green Belt

Extensions and replacement ~~buildings~~ of existing dwellings in the Green Belt

Proposals to extend or replace ~~buildings~~ existing dwellings 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~~ existing dwelling 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, light wells, entrances or exits to the basement; and
- 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.

Policy AF1 - 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~~ (<https://www.sevenoaks.gov.uk/downloads/file/1140/ashdown-forest-special-protection-spa-strategy-tariff-guidance>).

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.

Any proposals considered likely to have a significant adverse effect on the Ashdown Forest Special Protection Area (SPA) will not normally be permitted.

Chapter 6 – Safeguarding places for Wildlife and Nature

Policy WN1 - Safeguarding Places for Wildlife and Nature

Blue Green Infrastructure

The District's Blue Green Infrastructure (BGI) Network will be protected and proposals to establish, restore, enhance and maintain coherent ecological networks and the BGI network will be supported.

Proposals will be permitted where opportunities for provision of additional BGI have been fully considered and provided. Any new BGI should take account of the existing network and provide improvements and new connections where possible.

Designated Biodiversity 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, habitats and/or result in damage to the ecological network. 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. This will include, but is not limited to, retaining the existing:

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

Proposals for new development must also result in a net gain in biodiversity and 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~~ wildlife friendly kerb/drains
- Holes in fences for hedgehogs
- Creation of meadow areas
- Additional features such as log piles, stone piles and rockeries

Where existing features with biodiversity value occur (e.g. ponds, bat roosts etc.), or where the development area is greater than 0.1ha a biodiversity net gain plan should be submitted. Within this plan, applicants must demonstrate that proposals have adopted a strict approach to the mitigation hierarchy (i.e. avoid, reduce, mitigate, compensate) and are able to quantify all unavoidable impacts on features with biodiversity value. Where an unavoidable impact on biodiversity is predicted, applicants must justify the rationale for this and demonstrate (through the use of a suitable metric such as the Defra biodiversity metric) that a measurable net gain in biodiversity is possible either on or off site. Specialist ecological advice should be sought by the applicant to prepare the biodiversity net gain plan.

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 predominantly comprised of native species suitable to the local area and that have value to wildlife 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.

Ancient and veteran trees and ancient woodland will also be protected and must be incorporated into any potential development proposals, with suitable buffer areas between net development and retained woodland/trees.

Non-native invasive species that pose a potential risk to existing features with biodiversity value must be removed following best practice methodology before any development takes place.

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, or an unacceptable impact on habitats and species. Development proposals should actively enhance the natural functioning, habitat and protection of watercourses. This should include providing adequate natural buffers to watercourses to prevent damage, unculverting piped watercourses and restoring damaged waterbodies.

Chapter 7 - Ensuring new development respects local distinctiveness

Policy EN1 - 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. Developments must all be designed to promote healthy living opportunities both mental and physical.

Applicants will be expected to follow a thorough design process appropriate to the scale of development proposed. This should include survey and analysis of the site and its wider context including policy, guidance and character assessments, early engagement with the community and other relevant stakeholders, establishment of clear design principles for the site and exploration of design options.

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

Design consideration	Design criteria	Key question/s
1. Character	<p>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;</p> <p><u>While towns and villages need to evolve to accommodate increased densities</u>, the form of the proposed development must respond <u>be sensitive</u> to the scale, height, density, materials and site coverage of the area.</p>	<p>Does the scheme create a place with a locally inspired or otherwise distinctive character?</p> <p><u>How has the relevant design guidance been used to determine the distinctive character of the scheme?</u></p>

	<p><u>Account must be taken of adopted guidance including Supplementary Planning Documents, the Kent Design Guide, Conservation Area Appraisals and Management Plans, Neighbourhood Plans, KCC PRoW Good Design Guide, and relevant AONB Management Plans and associated design guidance.</u></p>	
<p>2. Working with the Site and its Context</p>	<p>The design of new buildings and the layout of <u>streets and spaces</u>, including footways, car and cycle parking areas, must be permeable and provide connectivity with neighbouring areas, <u>creating a connected network of streets as places expand</u>;</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</p>	<p>Does the scheme retain existing habitats and incorporate new ones?</p> <p>How has surface water runoff been considered <u>from source to site exit</u> in the scheme?</p> <p>Have areas at risk of flooding been avoided before mitigation measures have been considered?</p>

	flooding on the site <u>through landscape-based rather than engineered systems.</u>	
4. Well Defined Streets and Spaces inc. Car Parking,	The proposal must ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking <u>create or enhance a network of streets with an appropriate sense of enclosure and good surveillance achieved through fronts facing fronts;</u>	Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn corners well? Is the car parking well integrated so that it does not dominate the street?
5. Streets and Access for All inc. Active Design and Travel	New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for <u>for all, including the elderly, the disabled and less able people with physical, sensory or intellectual impairments and other vulnerable groups;</u>	Are streets designed in a way that encourage low vehicles speeds, allow them to function as social spaces? Is the development easy to navigate and does it provide easy access for all?
6. Public and Private Spaces	The design of new development must result in the creation of a safe and secure environment <u>discouraging crime, disorder and anti-social behaviour, in the first instance through passive surveillance and well-used public spaces, and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour then through additional security measures;</u> All new flatted development must provide communal or private amenity space on site.	Are public and private spaces clearly defined and designed to have appropriate access and be able to be well managed and safe to use?
7. External Storage and Utilities including Broadband, Cycle	New developments must include infrastructure that meets modern communication and technology needs and restricts the need for	Is there adequate external storage space <u>(including convenient refuse and</u>

Storage, Green Technologies	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.	cycle storage) Is there an appropriate broadband and electric car-charging infrastructure?
8. Design and Character Guidance	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.	How has the relevant design guidance been used to determine the distinctive character of the scheme?

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, the countryside 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 to and avoids 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;
- 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; and
- g. Street lighting in new developments must be designed alongside tree planting plans to ensure there are no conflicts.

Chapter 8 - The Historic Environment

Policy HEN1 - 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, Kent Historic Environment Record (HER) 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;

Policy HEN2 - Heritage Assets

Proposals that affect a designated or non-designated Heritage Asset, or its setting, will be permitted where the development ~~conserves~~ sustains or enhances the heritage interest ~~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 and its setting;
- b) ~~The prominence of its location and setting;~~ and
- c) ~~b) 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 of garden, scheduled monument, historic landscape or an archaeological site will be required to submit a Heritage Statement with any Planning and/or Listed Building Consent 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 of Archaeological Potential 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.

Chapter 9 – Climate Change, Flooding and Healthy Communities

Policy HE1 – Health, and Wellbeing and 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 to promote physical health including provision for safe cycle and pedestrian routes,
- be designed to minimise threats and improve public safety
- be designed to improve mental health and reduce loneliness and isolation

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

A Health Impact Assessment, setting out the expected impact on health, wellbeing and safety, will be required for the following new developments, which are expected to have significant impacts:

- 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. 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.

Policy CC1 – Climate Change, Flooding and Water Management

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 (e.g. solar panels);
- 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
- f. Protecting existing green spaces, trees and vegetation to absorb carbon dioxide, provide summer shading, retain and create habitats and reduce surface water runoff; and
- g. Resilient drainage design which includes a climate change allowance

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.

Water Management

Development proposals must have regard to the Water Framework Directive, the Thames River Basin Management Plan and management plans for the River Darent and Eden.

New development must not deteriorate any existing watercourses and should actively enhance the natural function and habitats of watercourses wherever feasible. This should include:

- **Providing adequate natural buffers to watercourses to prevent damage;**
- **Reinstating natural buffers where this has been previously lost;**
- **Seeking opportunities to unculvert watercourses and incorporate them into the water management scheme;**
- **Restoring damaged waterbodies.**

Any necessary crossing points over rivers and watercourses should utilise clear spanning bridges where possible to allow natural river processes and wildlife to continue to utilise the river corridor.

Major development schemes will be expected to undertake a Water Framework Directive Assessment setting out the existing ground and surface water baseline and the potential impact of the new development.

All new schemes should be designed to promote water efficiency and are encouraged to achieve a mains water consumption target of 110 litres per head per day.

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. Where new development schemes included areas for flooding these should be designed to maximize wildlife and habitat opportunities including in channel habitats.

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 natural flood alleviation measures and 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. All development should be in accordance with Kent County Council guidance for SuDS.

Policy OS1 - 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 indoor sports facilities including swimming pools
- 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

Any redevelopment of sports and leisure provision must prioritise other sport and leisure uses in the first instance, followed by other non-residential employment generating uses before a wholly residential scheme.

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 will be supported. 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 play 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 tests set out in National Policy have been met.

- ~~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.

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.

Public Rights of Way (PRoW)

Proposals to improve the quality of, and/or access, to the District's open spaces, the Public Right of Way Network (PRoW) and cycling routes will be supported. Connections to the existing PRoW network must be incorporated in all new developments along with other active travel opportunities. Any such routes should be fully accessible to all.

Existing long distance routes should be also be utilised and enhanced where possible.

Children and Young People Play Space

Proposals for new play areas will be supported subject to design and location.

Housing developments must include children and young people play space and 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:

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

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.