

## Informative Paper and Map- Designated Rural Areas (DRA)

Under S157 of the Housing Act 1985, there are three pathways for areas to achieve designation as a DRA. These are:

- the area is within a National Park;
- the area is within an Area of Outstanding Natural Beauty (AONB);
- the area is designated by order of the Secretary of State as a rural area.

### **Whole parish is a DRA, by order of the Secretary of State**

Badgers Mount

Brasted

Chiddingstone

Cowden

Crockenhill

Eynsford

Farningham

Fawkham

Halstead

Hever

Knockholt

Leigh

Penshurst

Seal

Sevenoaks Weald

Shoreham

Sundridge with Ide Hill

*Implication – subject to Cabinet approval, a planning application located anywhere within a listed parish, which comprises a site of 6-9 homes, would trigger an affordable housing contribution under Core Strategy policy SP3. This would be in the form of a commuted sum payment.*

*For those areas of a listed parish which are located within an AONB, the 6-9 homes trigger under Core Strategy policy SP3, was previously approved by Cabinet in 2015.*

**Whole parish is outside a DRA:**

Ash Cum Ridley

Hartley

Hextable

Horton Kirby and South Darent

*Implication – only planning applications for sites comprising 10 homes or more, trigger an affordable housing contribution under Core Strategy policy SP3.*

**Parish with partial DRA coverage - the DRA only applies to those areas of the Parish which are located within an AONB .**

Chevening

Dunton Green

Edenbridge

Kemsing

Otford

Riverhead

Sevenoaks

Swanley

West Kingsdown

Westerham

*Implication – for those areas of a parish outside of the AONB (i.e. outside of a DRA), only planning applications for sites comprising 10 homes or more, trigger an affordable housing contribution under Core Strategy policy SP3.*

*For those areas of a parish within an AONB, the 6-9 homes trigger was previously approved by Cabinet in 2015.*