

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

Development will be focused within the boundaries of existing settlements

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.

Policy 2 - Housing and Mixed Use Site Allocations

The following new housing (HO) and mixed use (MX) 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	73	UC
HO381	15 St Botolphs Road, Sevenoaks	16	UC
HO382	Archery and Far End, Chipstead Lane, Chipstead, Sevenoaks	25	UC

Ref	Settlement/Site	No. of units	Site type
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, 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

Ref	Settlement/Site	No. of units	Site type
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	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

Ref	Settlement/Site	No. of units	Site type
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

Ref	Settlement/Site	No. of units	Site type
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, Fawkham/Hartley	570 Employment Health Education Sports	EC
MX53	Land between Parkfield and Fawkham Road, Fawkham/Hartley	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

Ref	Settlement/Site	No. of units	Site type
HO97	Middle Farm Nursery, Cray Road, Crockenhill	TBC*	BF
HO124	Wested Farm, Eynsford Road, Crockenhill	TBC*	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

Ref	Settlement/Site	No. of units	Site type
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 Darenth	TBC*	UC
HO127	Gills Farm, Gills Road, South Darenth	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

Ref	Settlement/Site	No. of units	Site type
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.

Policy 3 - Landscape and Areas of Outstanding Natural Beauty

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

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, light wells, 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.

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 (<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.

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.

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 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.

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 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

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.

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

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.

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).

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	Type of provision required
0-5 and gross internal area is under 1,000m ²	10*	Financial contribution
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	To be provided on-site unless the District Council advises that a financial contribution is preferred
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.

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.

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 additional permanent 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:

- The site should be located close to services and facilities and access to public transport.
- 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.
- Safe and convenient vehicular, pedestrian and cycle access can be provided to the site.
- The development will minimise the potential impacts on the surrounding landscape (including in Areas of Outstanding Natural Beauty) and biodiversity.
- Associated buildings, including amenity blocks, must be proportionate in scale and bulk to the pitches proposed

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.

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 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 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, Swanley	TBC	B1-B8
MX48	Land at Pedham Place, 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.

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.

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

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>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>The form of the proposed development must respond to the scale, height, density, materials and site coverage of the area</p>	Does the scheme create a place with a locally inspired or otherwise distinctive character?

<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>

		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 of all, including the elderly, the disabled and less able;	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 and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; 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 Storage, Green Technologies	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.	Is there adequate external storage space and appropriate broadband 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 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.

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;

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.

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 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 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.

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, 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.

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:

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.

