

Paper Version of Plan 2040 Short Survey

Overview

Sevenoaks District Council is currently preparing a new Local Plan to cover the period up to 2040.

Your views are important to us, and we want to hear your thoughts on our new Local Plan.

You have chosen to respond to our short survey, which includes a focused selection of key questions. You can answer as many or as few questions as you would like to. Please refer to the full or summary document for Plan 2040 when responding to the consultation.

Our consultation will run from 12:00AM on Wednesday 16 November 2022 until 11:59PM on Wednesday 11 January 2023.

If you have any queries, please do not hesitate to contact the Strategic Planning Team on 01732 227000 or by email at planning.policy@sevenoaks.gov.uk.

About you

We need to ask for a bit of information about you, as we cannot accept anonymous comments.

We will use information you provide here only for this activity.

Comments will be published and attributed by name and organisation only.

1 Name and Organisation

Please enter your first name *(Required)*

Please enter your surname *(Required)*

If you are responding on behalf of an organisation, please enter the name of the organisation here

School and Year Group (for student use only)

2 What is your email address?

Email

3 How old are you?

(Required)

Please select only one item

- 17 and under
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 and over
- I'd prefer not to say

4 If you live in Sevenoaks District, which Town or Parish do you live in?Please select from the list *(Required)**Please select only one item*

- I don't live in the District
- Ash-cum-Ridley
- Badgers Mount
- Brasted
- Chevening
- Chiddingstone
- Cowden
- Crockenhill
- Dunton Green
- Edenbridge
- Eynsford
- Farningham
- Fawkham
- Halstead
- Hartley
- Hever
- Hextable
- Horton Kirby & South Darent
- Kemsing
- Knockholt
- Leigh
- Otford
- Penshurst
- Riverhead
- Seal
- Sevenoaks Town
- Sevenoaks Weald
- Shoreham
- Sundridge with Ide Hill
- Swanley
- Westerham
- West Kingsdown

5 Please confirm that you agree to your comments being published and attributed by name and organisation (if applicable)*(Required)**Please select only one item*

- I confirm that my comments can be published and attributed by my name and organisation

Plan 2040 Summary Questionnaire

1 Have we identified the right strategic issues that will influence the development of the District to 2040?

Please select only one item

- Yes
- No

And are there any other issues that we should identify?

2 Do you support the strategic Vision and Objectives?

Please select only one item

- Yes
- No

If you wish to explain your answer further, please use this space

3 Do you agree with the proposed Development Strategy?

Development Strategy Summary

Our proposed development strategy is summarised below:

Step 1: Focus on optimising density and utilising brownfield land in existing settlements (the focus of this Regulation 18 consultation).

Step 2: Robust Duty to Co-operate discussions with neighbouring authorities, informed by step 1 and the constraints of the District.

Step 3: Green Belt release, if required, in Exceptional Circumstances (to be covered within the subsequent Regulation 18 consultation).

Please select only one item

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree

If you wish to explain your answer further, please use this space

4 Which is your preferred density approach?

Density Approaches

We are considering density within existing settlements at different levels:

- **Minimum Uplift** (delivers approx. 7.5k units, shortfall of 6k units)
- **Optimum** (delivers approx. 8.5k units, shortfall of 5k units)
- **Optimum Plus** (delivers approx. 9k units, shortfall of 4.5k units)
- **The shortfall may need to be accommodated in neighbouring areas or in the Green Belt.**

Table 1.1: Settlement Density Options

OPTION 1: Minimum uplift (dph)	OPTION 2: Optimum (dph)	OPTION 3: Optimum Plus (dph)
Modest density increase across all sites.	Modest density increase across all sites.	Maximum change - opportunities to maximise densities, particularly in town centres and close to transport hubs.


Table 1.2: Settlement Density Scenarios

	Minimum uplift (dph)	Optimum (dph)	Optimum Plus (dph)
Town centre locations and close to transport nodes	150	150+	150+
Built up areas	50	100	150
Edge of built up areas	40	50	60


**Mid-point, to be further informed by character based approach. Further details on how these density levels have been set are included within the Housing chapter. These scenarios reflect development proposals that have come forward in our settlements. The proposed baseline densities are a starting point that will be tested further as we move through the plan making process.*

Density Examples



Density: 100 DPH
Ryewood Estate, Dunton Green
Sevenoaks Urban Area

1 Hexagon = 1 Hectare






Density: 150+ DPH
11 High Street
Swanley

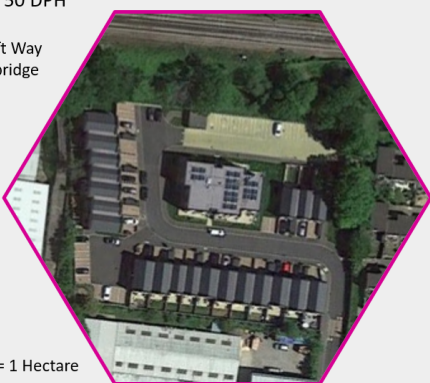
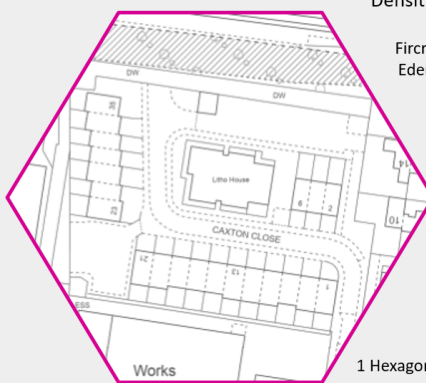
1 Hexagon = 1 Hectare

Density: 150+ DPH
Quinton Court, London Road
Sevenoaks

1 Hexagon = 1 Hectare

Density: 50 DPH
Fircroft Way
Edenbridge

1 Hexagon = 1 Hectare

Please select only one item

- Minimum Uplift (delivers approx. 7.5k units, shortfall of 6k units)
- Optimum (delivers approx. 8.5k units, shortfall of 5k units)
- Optimum Plus (delivers approx. 9k units, shortfall of 4.5k units)
- None of the above

If you wish to explain your answer further, please use this space

5 Are you aware of any additional sites in existing settlements which we have not yet considered?

Please select only one item

- Yes
- No

If you have selected 'Yes' please specify site details

6 What would you like to see in a Development Brief for the Sevenoaks Station Area?

Please write your answer here

7 Housing - Do you think the proposed affordable housing contributions are reasonable and will help to achieve the aims of Policy H2?

Policy H2

Policy H2

Provision of Affordable Housing

This policy will boost the delivery of affordable housing from developments with market housing, ensuring that overall viability is not prejudiced and that a mix of tenures is provided that meet the needs of the current and future population. Proposals for new housing development will be required to contribute to the provision of affordable housing as follows:

Number of new homes proposed (net)	% affordable housing required	Type of affordable housing to be provided
0-5	0	N/A
6-9 (in Designated Rural Areas only)	20%	Financial contribution
10+ or >0.5 Ha (on brownfield land)	30%	On-site (unless the Council advises that a financial contribution is more appropriate)
10+ or >0.5Ha (on greenfield land)	40%	

Where the provision of on-site affordable housing applies, the recommended tenure split should reflect the latest housing needs evidence (Targeted Review of Local Housing Needs 2022) - 58% social rented, 7% affordable rented, 25% First Homes and 10% other intermediate tenures. First Homes should be offered at a discount of 50% of open market value. Where it is demonstrated that this is not viable due to site specific circumstances, whether this relates to the proposal as a whole or an element, an alternative tenure split is to be agreed with the Council. On the occasion that it is demonstrated that the required on-site provision is not viable or does not best meet identified housing needs and the Council agrees, one of the following options is to be agreed with the Council:

1. The provision of a reduced level of on-site affordable housing plus a financial contribution in lieu of the shortfall;
2. The provision of a reduced level of on-site affordable housing that meets a specific localised need e.g. a greater number of wheelchair accessible homes; or
3. The payment of a financial contribution in lieu of the provision of any on-site affordable housing.

On the occasion it can be demonstrated that the full affordable housing requirement is not viable and the Council agrees, a viability review is required upon first occupation or an alternative trigger point as agreed. This is to ensure that any uplift in the development value of the scheme is shared and contributes to the affordable housing provision, whether this be on site or as an off-site financial contribution. All affordable housing delivered should not generate housing costs of more than 35% of gross household income. Applicants are required to enter into discussions with the Council's Housing team, in consultation with registered providers, at the earliest stage of the application process where the provision of on-site affordable housing applies.

STRATEGIC POLICY

Please select only one item

- Yes
- No

If you wish to explain your answer further, please use this space

8 Employment and Economy - What are the factors that make Sevenoaks District a successful place for businesses to locate?

Please write your answer here

9 Climate Change - Do you agree that the Local Plan should seek to ensure development mitigates and adapts to climate change?

Policy CC1

Policy CC1

Climate Change

This policy will seek to:

- Ensure all developments recognise and support the Council's Net Zero 2030 commitment for the District to reduce carbon emissions;
- Minimise carbon emissions where possible through effective spatial planning by promoting sustainable development, supporting local services and facilities, and sustainable movement;
- Ensure developments incorporate measures to mitigate the causes of climate change and reduce emissions;
- Support the delivery of appropriate renewable and low carbon energy schemes;
- Ensure developments implement measures to support climate resilience and adaptation including supporting the natural environment, increasing water efficiency, incorporating sustainable drainage systems and avoiding areas at risk of flooding; and
- Maximise opportunities for carbon storage and sequestration.

STRATEGIC POLICY

Please select only one item

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree

If you wish to explain your answer further, please use this space

10 Design - What Design Policies do you think would support the successful delivery of the Strategic Objectives?

Please write your answer here

11 Health and Wellbeing - How else can the Local Plan support healthy, inclusive and safe communities?

Policy HW1

Policy HW1

Health and Wellbeing

This policy will seek to support healthy living opportunities, promote social inclusion and improve community cohesion 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 including provision for safe cycle and pedestrian routes;
- Be designed to minimise threats and improve public safety; and
- Be designed to improve mental health and reduce loneliness and isolation.

Development that reduces health inequalities and social exclusion will be supported.

The policy will set out requirements for HIAs to be submitted on the following new developments, which are expected to have significant impacts:

- All major housing developments of 10 units or more;
- For non-residential developments containing any of the following uses:
 - Education facilities;
 - Health facilities;
 - Leisure or community facilities;
 - Betting shops;
 - Hot food takeaways;
 - Restaurants; 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.

Proposals will be encouraged to include green and community spaces to support social prescribing for both mental and physical wellbeing.

Please write your answer here

12 Historic Environment - Do you think Policy HEN1 meets the strategic objectives for Historic Environment?

Policy HEN1



Please select only one item

Yes

No

If you wish to explain your answer further, please use this space

13 Natural Environment - Do you agree that locally designated sites should generally be protected from development?

Policy BW1

Policy BW1
Safeguarding Places
for Wildlife and Nature

This policy will seek to:

- Protect the blue green infrastructure network;
- Designate biodiversity areas that are not already protected through legislation such as Local Wildlife Sites;
- Support schemes and projects to enhance the blue green infrastructure network.

Please select only one item

- Strongly agree
- Agree
- Neither agree or disagree
- Disagree
- Strongly disagree

If you wish to explain your answer further, please use this space

14 Infrastructure and Community - If we are looking to prioritise infrastructure, what do you consider are the most important types to support growth?

	1	2	3	4	5	6	7	8	9
Highways & Transport e.g. junctions, sustainable transport <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flooding e.g. flooding defences <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Utilities e.g. gas, water, sewerage <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Communications e.g. telecommunications and broadband <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Facilities e.g. libraries, leisure centres, sports venues <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education e.g. pre-school and nursery schools, primary and secondary education <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health and Social Care Facilities e.g. GP surgeries, mental health services <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police and Emergency Services Facilities <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Blue-Green Infrastructure e.g. parks, lakes <i>Please select only one item</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15 Transport - Should we provide less car parking in developments situated in sustainable locations, for example, town centres?

Please select only one item

- Yes
- No

If you wish to explain your answer further, please use this space

16 If you have any further comments for the Plan 2040 Consultation please use the space below.

Please write your answer here