

Policy H5

Build to Rent

1. Proposals for Build to Rent schemes are required to meet the following technical and design criteria, in addition to the criteria set out in the Policy H1 - Housing Mix:
 - a. Be within the built-up areas of Sevenoaks, Swanley and Edenbridge. These are sustainably located and well-connected areas of the District where there is easy access to shops, community facilities and public transport;
 - b. Meet the definition of Build to Rent as set by national policy, including single ownership and management and a minimum tenancy length of three years;
 - c. Provide 20% on-site affordable housing in the form of one and two bedroom Affordable Private Rented homes, with rents capped at 80% of the open market value including any service charges, with full nominations rights to the Council. Where appropriate, the Council may seek a proportion of affordable housing to be delivered as Social Rent or another tenure, in line with local housing needs and viability;
 - d. Provide high quality homes built to high sustainability standards with built-in resilience to climate change and fuel poverty, which contributes towards addressing the challenge of climate change; and
2. Proposals of 100 units or more, except on 100% affordable housing schemes, within the built-up areas of Sevenoaks, Swanley and Edenbridge, will be expected to provide Build to Rent units, where appropriate and viable, and in line with the above criteria. The inclusion of Build to Rent units on smaller sites is also encouraged.