

Policy ST1

A Balanced Strategy for Growth

This Plan seeks to deliver a balanced strategy for 'good growth' over a fifteen year period to 2042, as outlined on the Key Diagram, and aims to ensure that a minimum of 1145 dwellings pa, together with 40,400 sqm of employment floorspace is developed, supported by strategic infrastructure and services.

Development should be focused within the boundaries of existing settlements, including building at optimised densities and prioritising the use of previously developed 'brownfield land'. There will be a particular focus on sites that are close to services and facilities and/or well-connected by public transport, walking and cycling. Major schemes will be required to demonstrate they have made best and most efficient use of land, deliver social value and take account of all relevant evidence base documents.

Development proposals will be expected to comply with the place-making proposals and priorities listed in the supporting text and Neighbourhood Plans.

The main towns within the District – Sevenoaks, Swanley and Edenbridge, will sequentially be the focus for development, having regard to their role and function, with more moderate development within the Service Settlements. There will be small-scale limited development and infilling in villages and hamlets.

Sustainable patterns of development will be promoted by amending Green Belt boundaries only in 'exceptional circumstances', where 'greybelt' sites have been identified which have good access to services and facilities, including public transport, and their release has limited impact on the purposes of the Green Belt. This is likely to be on the edge of higher-tier settlements, adjacent to train stations and/or a free-standing settlement.

Development within the National Landscape (previously AONB) will be limited to that which can be accommodated whilst still conserving and enhancing its key characteristics, this being mostly small-scale, only promoting larger proposals where exceptional circumstances and public interest are demonstrated.

STRATEGIC POLICY



Consultation Questions:

1. Which is your preferred option?
 - a. Option 1
 - b. Option 2
 - c. None of the above
2. Please explain your answer.
3. Are you aware of any additional sites which we have not yet considered?

