



SEVENOAKS KEY DIAGRAM



© Crown Copyright and database rights 2022 Ordnance Survey 100019428

- Proposals**
- Regeneration Priority
 - Strategic Development Site
 - Emerging Development Site
 - Improved Connectivity

- Existing Assets**
- Sevenoaks District Boundary
 - Metropolitan Green Belt
 - Woodland
 - Area of Outstanding Natural Beauty

- Surface Water Area
- Towns and Service Settlement
- Rail
- Motorway
- A Roads



PLAN 2040
A NEW LOCAL PLAN FOR
SEVENOAKS DISTRICT

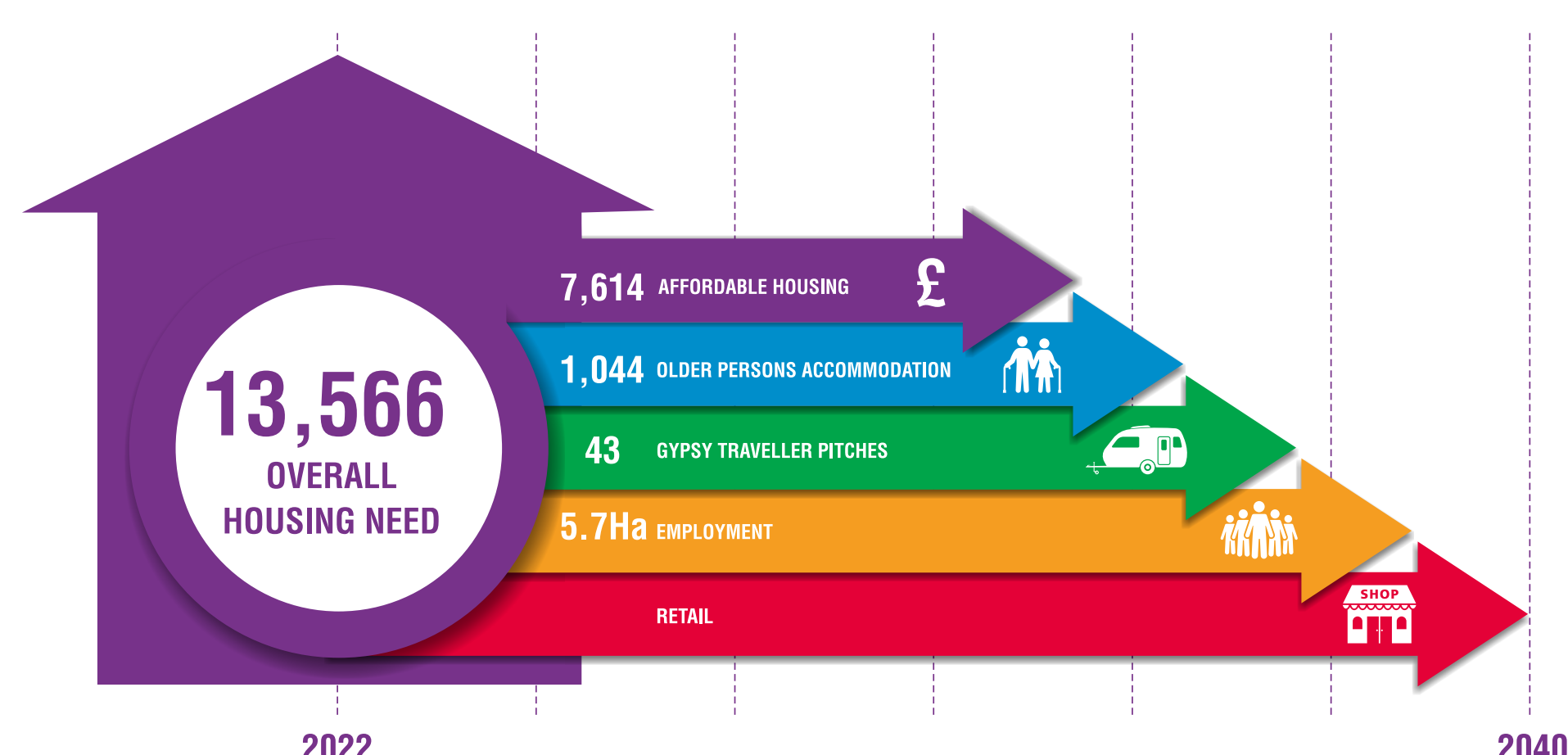







DEVELOPMENT STRATEGY

This is our Plan for the District in 2040 and a strategy for sustainable growth for homes, offices, town centre uses, and supporting services such as schools, health facilities and transport.

It takes a settlement-first approach, focusing growth in our existing towns (Sevenoaks, Swanley, Edenbridge and Westerham) and on the efficient use of land and re-use of previously developed land, in order to protect the Green Belt. The Plan sets out three density options, which determine how many houses should be built per hectare of land.

DEVELOPMENT NEEDS PLAN PERIOD 2022 – 2040



-  Up to 7,614 (423 per year) genuinely affordable homes
-  1,044 units of specialist older persons accommodation, of which:
720 units (40 per year) of retirement housing and 324 bedspaces (18 per year) of residential nursing care
-  43 Gypsy & Traveller pitches
-  5.7 hectares of employment land, of which:
4.1 hectares of office use and 1.6 hectares for industrial use
-  Supporting existing high streets rather than identifying additional retail space

Consultation Questions:

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).

1a. Do you agree with this proposed development strategy?

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.

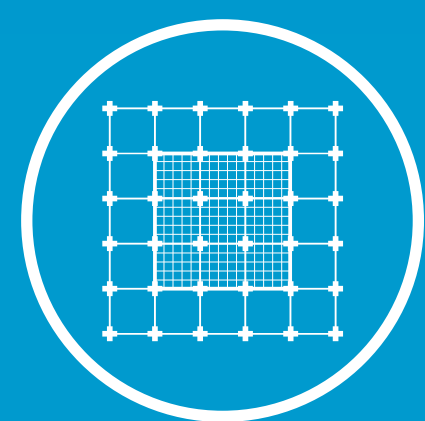
1b. Which is your preferred approach?

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



Do you agree with the proposed Development Strategy?

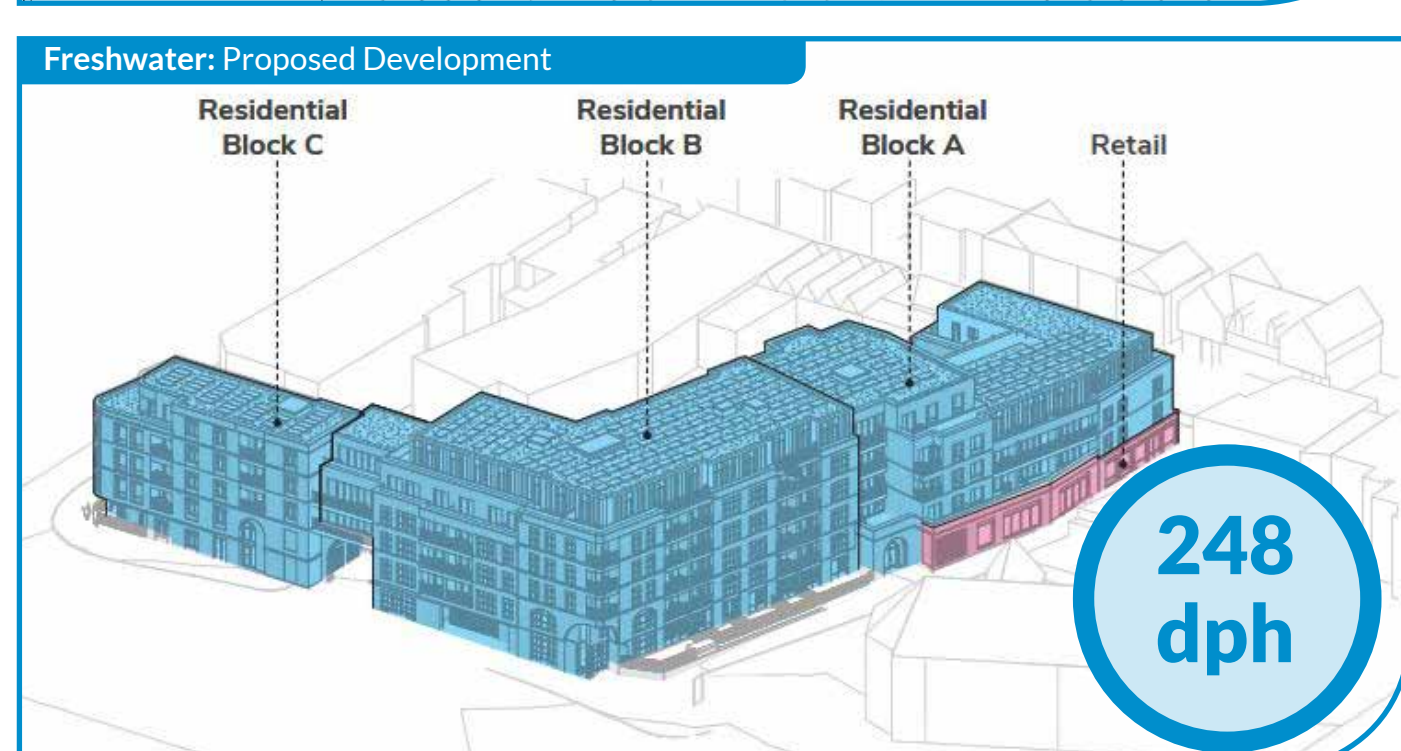
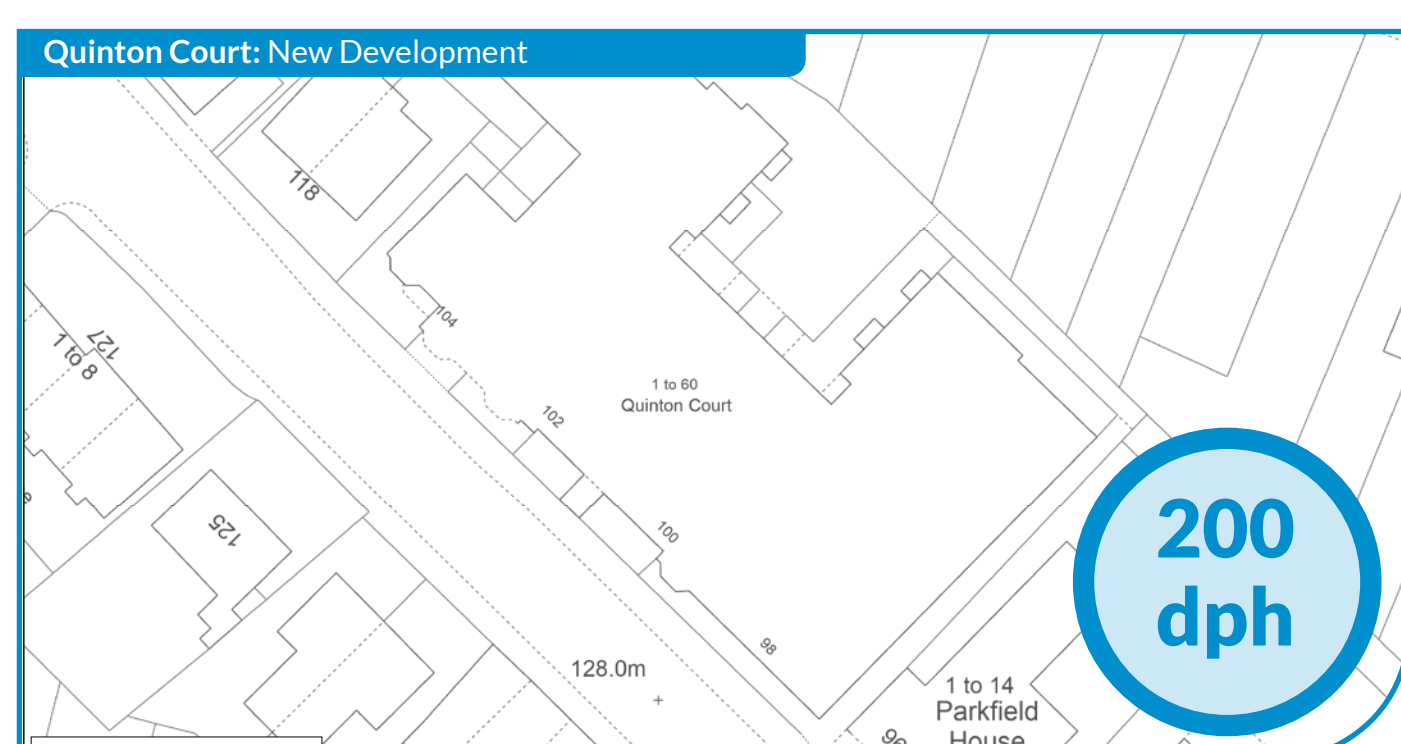
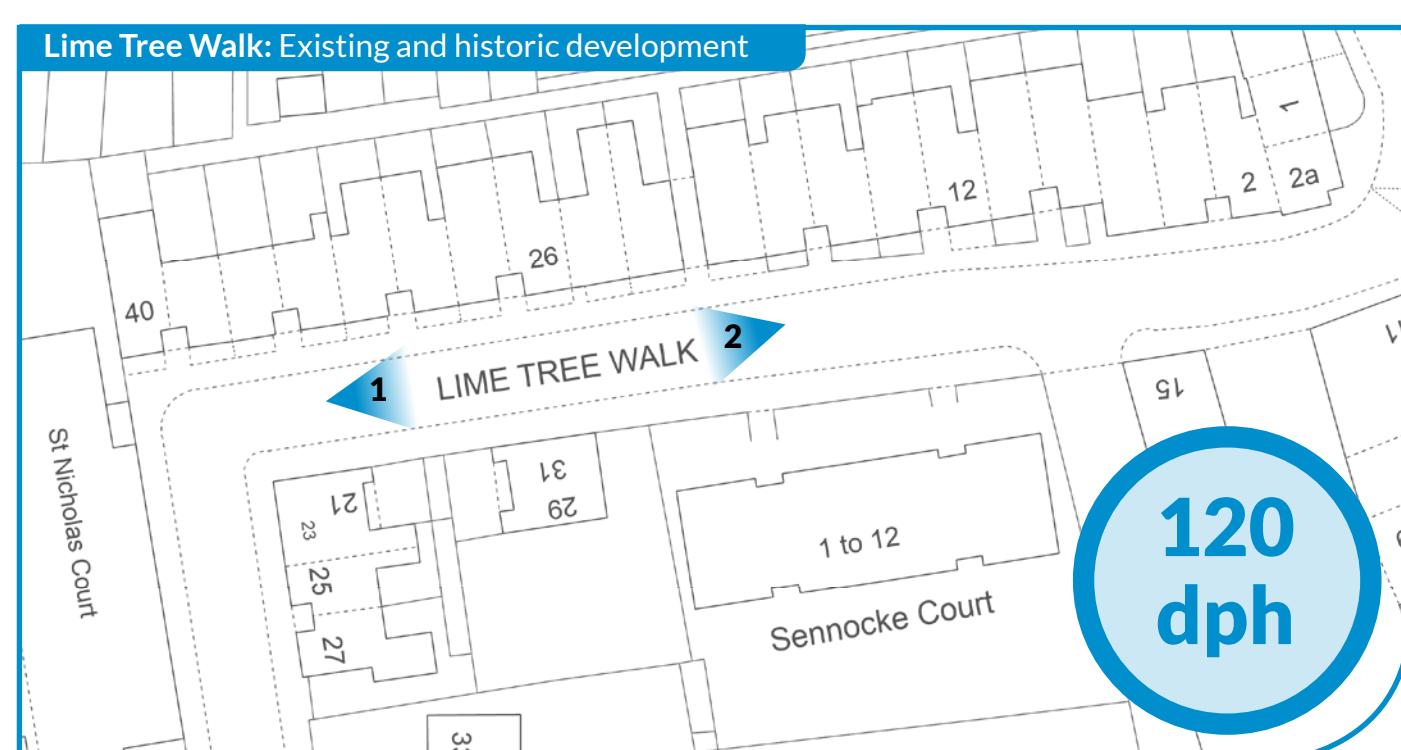




HOUSING DENSITIES

This consultation proposes three density scenarios for residential development in settlements across the District: Minimum Uplift, Optimum and Optimum Plus and comments are invited on these options. At Sevenoaks we see this as the start of a conversation on density and making best and most efficient use of land.

We have measured density in dwellings per hectare (dph), which is the number of new homes that can be accommodated within a given area. The density scenarios in our Local Plan are based on the findings of the Council's District Wide Characterisation Study and new development that has recently been delivered (or permitted) in existing settlements. These examples show how higher density development can be accommodated in our towns and settlements, where it reflects the character of the surroundings and is close to public transport links.



Which is your preferred density approach?





HOUSING CHOICE FOR ALL

The national housing crisis is being felt in Sevenoaks District – with house prices more than 12 times annual earnings (one of the highest in Kent) first time buyers and young families struggle to find suitable homes.

We have an ageing population, with a quarter of the population aged over 65 by 2040. We will boost the delivery of housing in the District whilst ensuring that a large proportion is genuinely affordable and meets the needs of all residents.

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



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



PLAN 2040
A NEW LOCAL PLAN FOR
SEVENOAKS DISTRICT

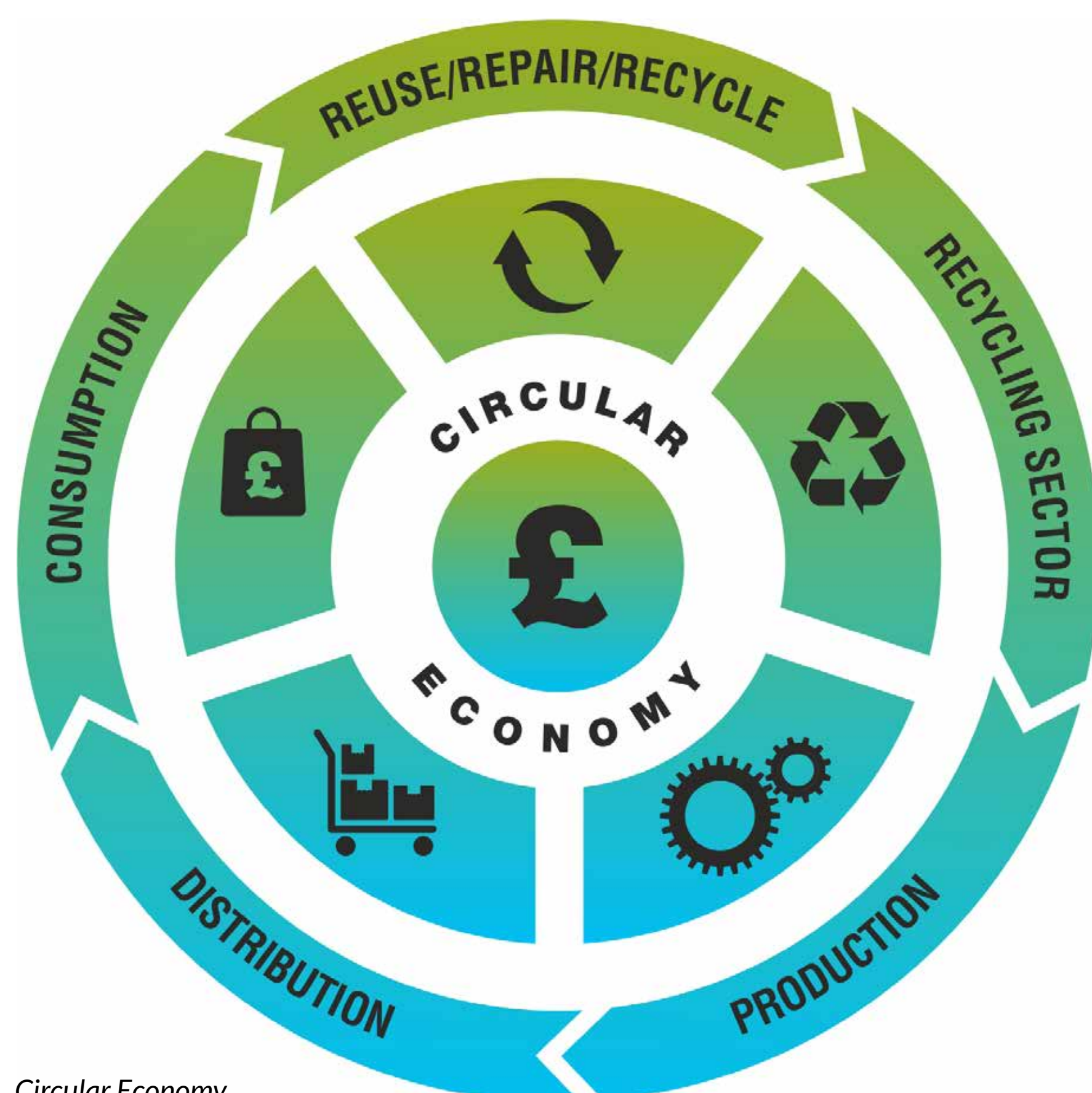
www.sevenoaks.gov.uk/plan2040



EMPLOYMENT AND ECONOMY

The pandemic has increased online shopping and home working.

It is important that the local economy and town centres across the District are resilient to change. We are keen to support our high streets and deliver the right type of flexible workspace, whilst maintaining a vibrant rural economy and tourism sector.

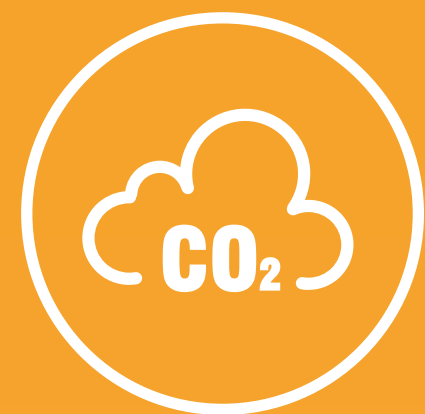


Circular Economy



What are the factors that make Sevenoaks District a successful place for businesses to locate?



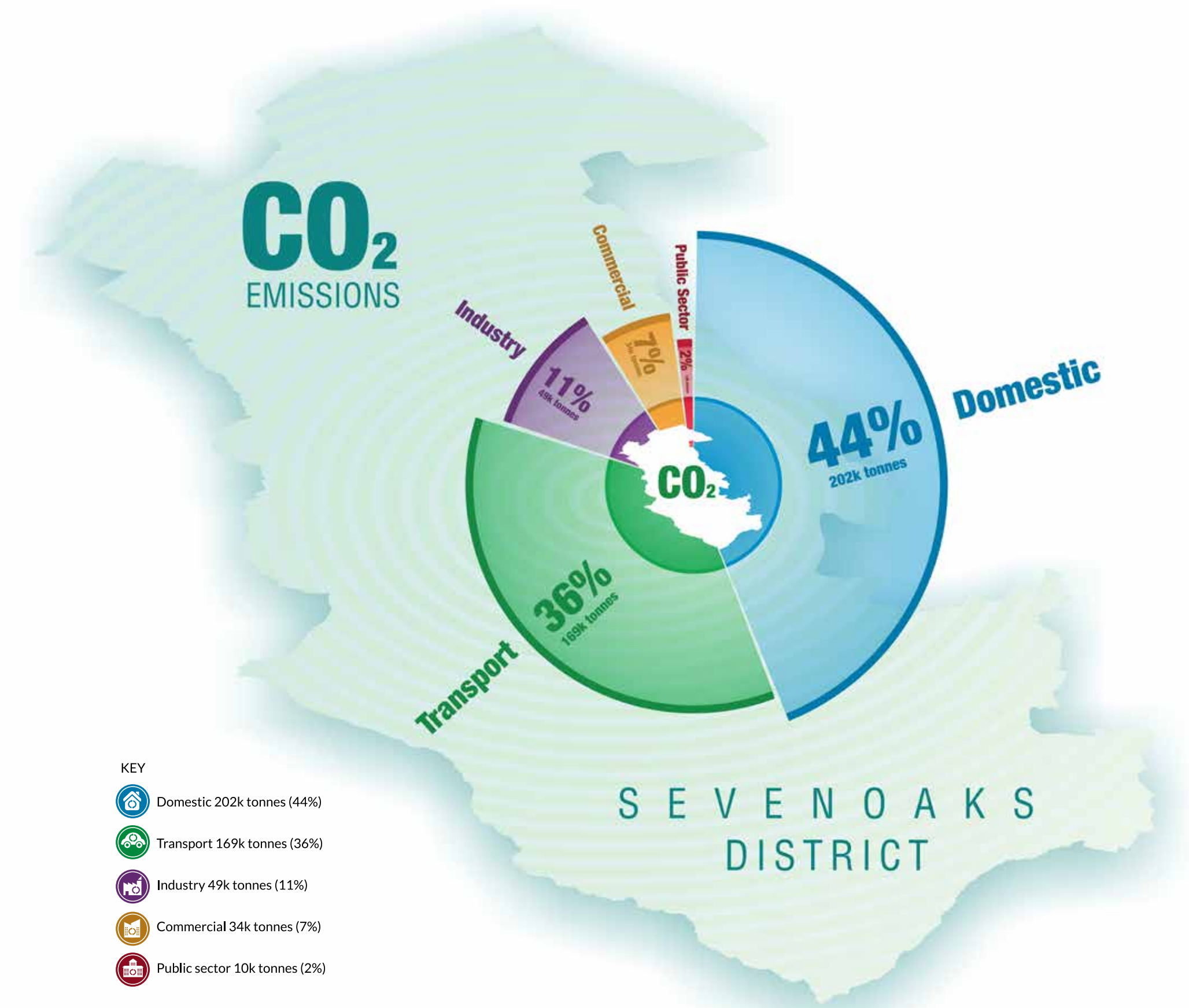


CLIMATE CHANGE

Tackling climate change is vital. We want to ensure we are helping communities save energy, and make good travel choices.

We will ensure new developments include energy efficiency measures, as well as making it easier to cycle, walk and charge electric cars. New developments should also include green spaces and be conducive to wildlife.

SEVENOAKS CO₂ EMISSIONS



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





DESIGN

Design is much more than how something looks. We will make sure our new spaces are well-designed and have a positive impact on people’s health, wellbeing and sense of belonging.



1. Sevenoaks School, Architects: Tim Ronalds Architects, Photographer: ©Christian Richters
2. Wildernesse Estate, Architects: Morris + Company, Photographer: Jack Hobhouse
3. Wildernesse Estate, Architects: Morris + Company, Photographer: Jack Hobhouse
4. Sevenoaks School, Architects: Tim Ronalds Architects, Photographer: ©Christian Richters
5. Sevenoaks School, Architects: Tim Ronalds Architects, Photographer: ©Hélène Binet
6. Sevenoaks School, Architects: Tim Ronalds Architects, Photographer: ©David Merewether

Strategic Objectives:

- OB6: Deliver a character-led-approach to development that demonstrates the Government’s priorities for well-designed places. (National Design Guide, 2021: The Ten Characteristics of Place)
- OB7: Require the production of design codes for new development that meet the provisions of national planning guidance.



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





HEALTH AND WELLBEING

Planning plays a key role in reducing health challenges, including the opportunity to improve wellbeing, reduce isolation and stay physically active.

The Plan also supports good quality housing in sustainable locations, with access to green open space and travel options, such as walking and cycling.



DETERMINANTS OF HEALTH



How else can the Local Plan support healthy, inclusive and safe communities?





HISTORIC ENVIRONMENT

Sevenoaks District is home to a wealth of old buildings, structures and landscapes.

The historic environment helps create a sense of place, supports the local economy, regeneration, high quality urban design, tourism, leisure, education and sustainability. We want to ensure future generations can enjoy it too.

Policy HEN1 Historic Environment

New development will protect and enhance the District's historic environment.

STRATEGIC POLICY



Strategic Objective:

OB16: Continue to support development that protects and enhances the District's historic environment and ensures that it can be enjoyed by future generations.



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



PLAN 2040
A NEW LOCAL PLAN FOR
SEVENOAKS DISTRICT

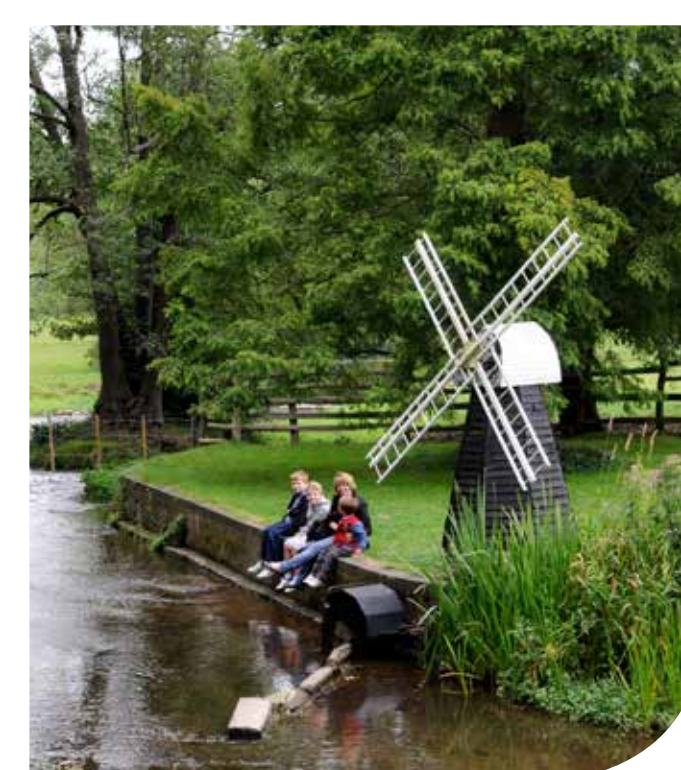
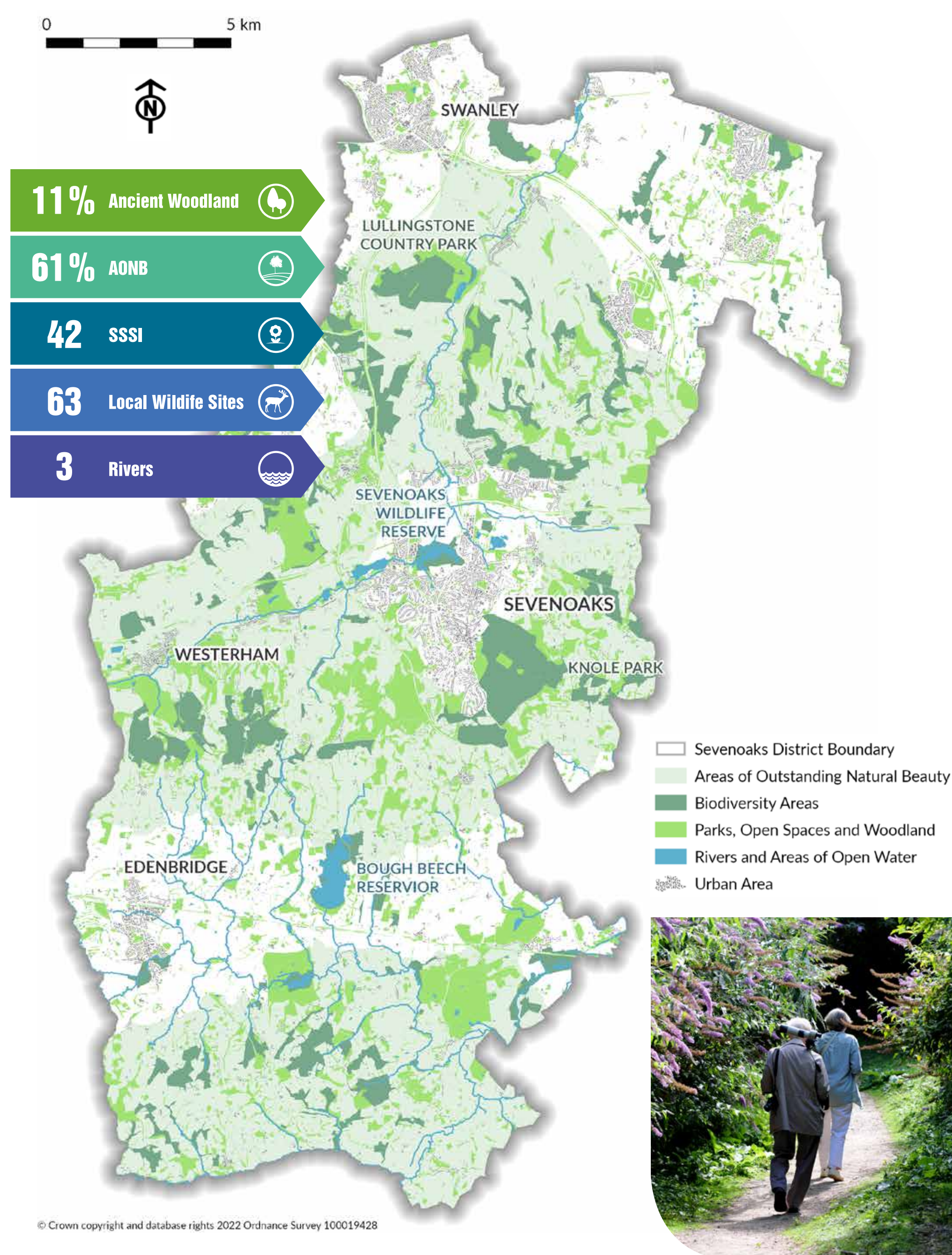
www.sevenoaks.gov.uk/plan2040



NATURAL ENVIRONMENT

Sevenoaks District is a beautiful place to live, work and relax.

We want to protect and enhance the natural environment to help everyone enjoy the beautiful landscape and make sure the District is a place where wildlife can thrive.



Do you agree that locally designated sites should generally be protected from development?





INFRASTRUCTURE AND COMMUNITY

Infrastructure underpins the successful operation and connectivity of Sevenoaks District.

Working with partners in health, education, water, utilities and many other sectors, the Plan will enable the delivery of new infrastructure to meet future needs.



If we are looking to prioritise infrastructure, what do you consider are the most important types to support growth?





TRANSPORT

Residents and visitors need to travel to work, shops, schools and other services across the District.

The Plan encourages healthy journeys and low carbon travel helping all people to move conveniently and safely.



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





SEVENOAKS TOWN CENTRE

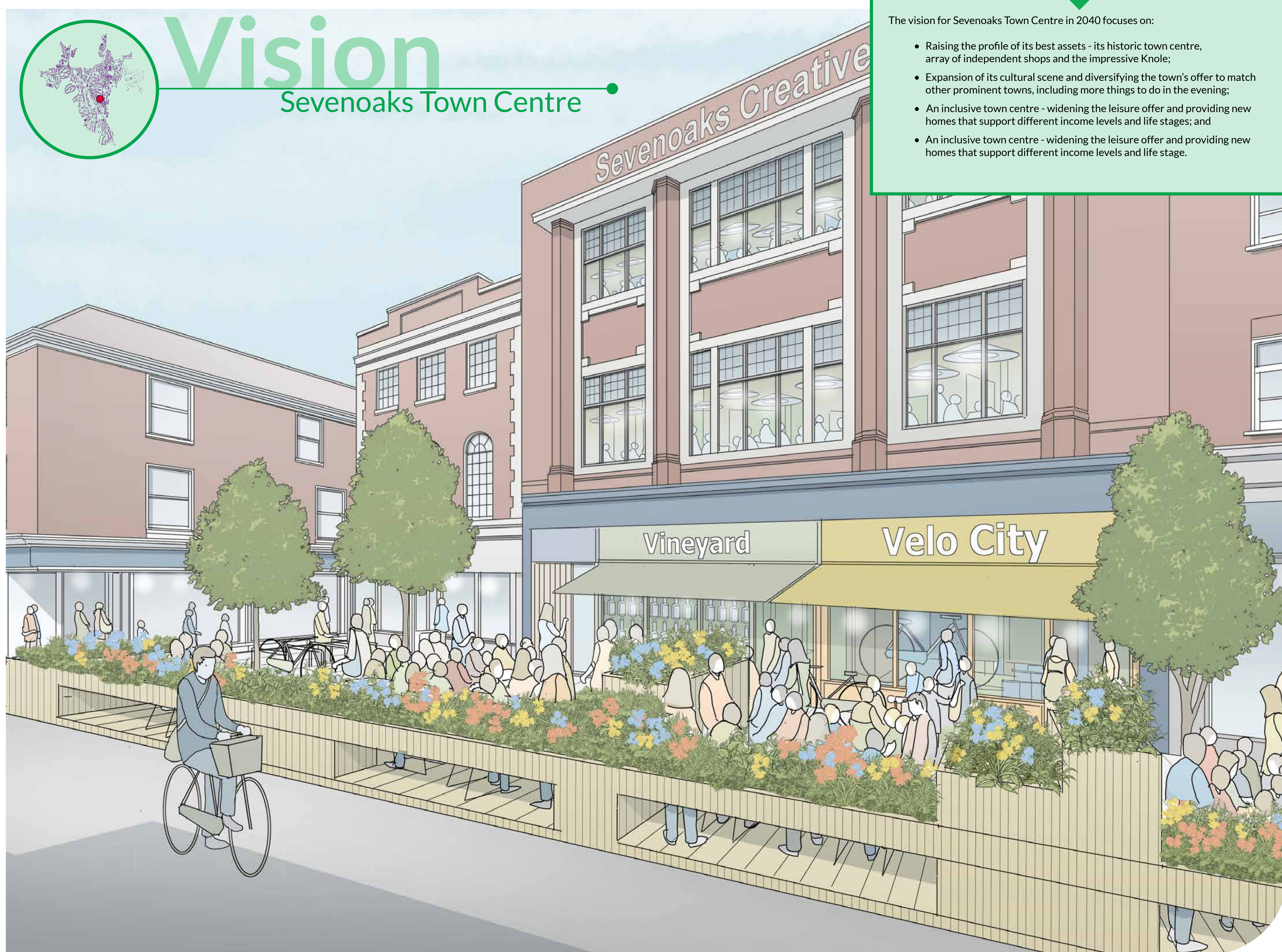
We want to ensure that the town centres within Sevenoaks District continue to thrive and remain at the heart of our local communities as a place for socialising, shopping, leisure and a wide variety of other activities.

Our high streets will support the economic competitiveness of the District, to ensure our places remain vibrant and resilient.

Policy SEV1 Sevenoaks Town Centre

The vision for Sevenoaks Town Centre in 2040 focuses on:

- Raising the profile of its best assets - its historic town centre, array of independent shops and the impressive Knole;
- Expansion of its cultural scene and diversifying the town's offer to match other prominent towns, including more things to do in the evening;
- An inclusive town centre - widening the leisure offer and providing new homes that support different income levels and life stages; and
- An inclusive town centre - widening the leisure offer and providing new homes that support different income levels and life stage.





EDENBRIDGE TOWN CENTRE

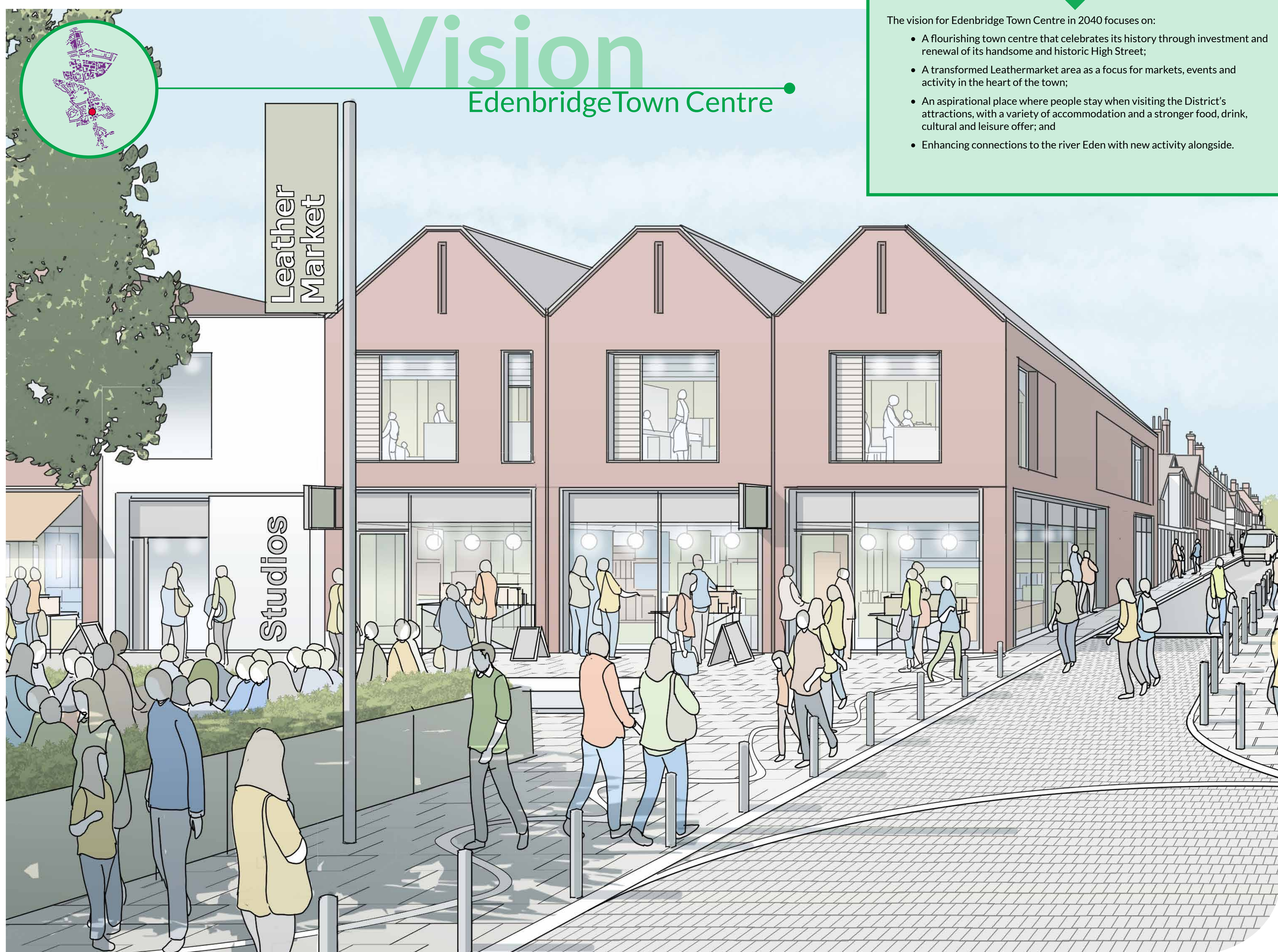
We want to ensure that the town centres within Sevenoaks District continue to thrive and remain at the heart of our local communities as a place for socialising, shopping, leisure and a wide variety of other activities.

Our high streets will support the economic competitiveness of the District, to ensure our places remain vibrant and resilient.

Policy EDN1 Edenbridge Town Centre

The vision for Edenbridge Town Centre in 2040 focuses on:

- A flourishing town centre that celebrates its history through investment and renewal of its handsome and historic High Street;
- A transformed Leathermarket area as a focus for markets, events and activity in the heart of the town;
- An aspirational place where people stay when visiting the District's attractions, with a variety of accommodation and a stronger food, drink, cultural and leisure offer; and
- Enhancing connections to the river Eden with new activity alongside.





SWANLEY TOWN CENTRE

We want to ensure that the town centres within Sevenoaks District continue to thrive and remain at the heart of our local communities as a place for socialising, shopping, leisure and a wide variety of other activities.

Our high streets will support the economic competitiveness of the District, to ensure our places remain vibrant and resilient.

Policy SWN1 Swanley Town Centre

The vision for Swanley Town Centre in 2040 focuses on:

- A sustainable and welcoming market town that draws in residents and people from surrounding areas to come together and spend time;
- An expanded retail offer with an emphasis on independents, food and drink, alongside an expanded community, leisure and civic offer;
- A space for small businesses and co-working, and new homes of different types and tenures; and
- High quality buildings and spaces that embrace and enhance Swanley's character.

