

Precis of all Policies within Sevenoaks District Council's draft Sevenoaks Local Plan – specifically in relation to Sevenoaks Town Council and its Parish boundary

The below summary has been prepared by Sevenoaks Town Council (STC) to inform its Town Councillors of the potential applicability of all of the proposed Policies in Sevenoaks District Council's draft Local Plan **specifically to Sevenoaks Town**. Policies which are specifically location-based and therefore will not impact Sevenoaks Town have been indicated in grey font, and those that are *unlikely* to impact the Town are indicated so under the third column.

Although this document lists all policies within the District Council's draft Local Plan, it does not provide summary information relating to other Towns and Parishes outside of Sevenoaks Town. Rather, it compliments – but does not replicate in full – the [District Council's FULL draft Local Plan](#), which provides a much more detailed and complete overview of the proposed Policies. It should therefore be read in conjunction with the District Council's draft Local Plan as a reference only.

Summary:

Policy	Title	Affecting STC?	Pg
ST1	A Balanced Strategy for Growth: Development within existing settlements with optimised densities, reuse of brownfield land, sustainable locations (close to services, accessible), efficient use of land and social value. Compliance with Neighbourhood Plans.	Yes	60
ST2	Housing and Mixed-Use Site Allocations: Specific sites proposed for allocation, separated by area (see allocation summary document for more details on <u>Sevenoaks Town sites</u>).	Yes	61
H1	Housing Mix: Design criteria for new housing, to meet housing mix needs, accessible/adaptable homes with wheelchair provision in new build schemes over 20 units as well as Social Rent housing, environmentally sustainable designs and meeting of space standards.	Yes	79
H2	Provision for Affordable Housing: Setting % thresholds based on number of dwellings proposed, and whether it's within a Designated Rural Area or not. Alternative delivery mechanisms are explored for on-site provision versus financial contributions, as well as mitigation of unviable schemes – including late-stage viability reviews. On-site provision is proposed 80% social rented and 20% shared ownership unless otherwise agreed.	Yes	82
H3	Housing in Rural Areas: Conditions for rural exception housing schemes outside of urban areas.	Unlikely	85
H4	Housing for Older People: Includes technical and design criteria for retirement home proposals, as well as a dwelling threshold (being 50+) which activates a requirement to provide units for older people.	Yes	89
H5	Build to Rent: Includes technical and design criteria for Build to Rent, including sustainable location, single ownership, 3 year minimum tenancy, 20% affordable housing, environmental sustainability, and a unit threshold (being 100+) for developments to provide Build to Rent units.	Yes	91

H6	Smaller Sites: Includes technical and design criteria including efficient use of land, healthy spaces, meeting housing need / mix, avoiding / replacing employment, retail or community use, and high sustainability.	Yes	93
H7	Housing Density and Intensification: Proposes <u>minimum</u> thresholds for number of homes to be delivered on a site, depending on the sustainability of the location.	Yes	97
H8	Self-build and Custom Housebuilding: Conditions under which self-build and custom house builds will be supported, as well as a unit threshold (being 10+) for developments to provide plots for this.	Yes	99
GT1	Provision for Gypsy and Traveller Community: Proposes four <u>specific sites</u> for provision of additional permanent Gypsy and Traveller pitches being two in Edenbridge, one in Halstead, and one in Swanley Village.	No	103
GT2	Gypsy and Traveller and Travelling Showperson Accommodation: Sets criteria for accommodation proposals, including sustainable location (near services and facilities), accessibility, acceptable living environment, minimal impact on surrounding character, and meeting of identified needs.	Yes	105
EMP1	Delivering Economic Success: Identifies significant demand for employment space to be met in Town Centres and storage space to be met in Swanley and at the Sevenoaks Vestry Estate. Also includes flexible workspace, improving digital connectivity, growing the visitor economy and strengthening sense of place.	Yes	113
EMP2	New Employment Land: Specific sites proposed for allocation, separated by area, two of which are in Sevenoaks Town (Bakers Yard and Otford Road Depot). Also includes criteria to be met on the sites, including efficient use of land, active travel access opportunities, impact on highways, amenity, natural and built environment, landscape etc.	Yes	115
EMP3	Retaining and Optimising Existing Employment Land: Protects employment land use and sets criteria for its expansion – both within built-up area boundaries and the Green Belt (where policy-compliant).	Yes	121
EMP4	Rural Diversification: Sets criteria allowing diversification of agricultural or other land-based business uses.	Unlikely	123
EMP5	Tourism and Visitor Economy: Sets criteria allowing existing tourist accommodation use to be changed (i.e. unsuitable for use). Sets criteria to be met in proposals for new or upgraded visitor attractions / accommodation, including impact mitigation, accessibility, impact on highways, amenity, natural and built environment and landscape etc.	Yes	131
TLC1	Resilient Town and Local Centres: Prioritises place-making, active and retained town centre uses, active shop fronts (supporting residential above). Also sets a unit threshold (being 100+) for developments to provide accessible small-scale retail and sets criteria for town centre development to meet including environmental design and active travel options.	Yes	137

SEV1	Sevenoaks Town Centre: Promotes the STNP as well as the emerging Town Centre & St John's Hill Area Masterplans to guide future development.	Yes	138
SWN1	Swanley Town Centre	No	140
EDN1	Edenbridge Town Centre	No	142
WST1	Westerham Town Centre	No	144
NAG1	New Ash Green Village Centre	No	146
CC1	Mitigating and Adapting to the Impacts of Climate Change: Places requirements on developments to contribute to the mitigation and adaptation to climate change, including via active travel options, sustainable building materials and construction, maximising blue green infrastructure, reducing flood risk and mains water consumption etc.	Yes	155
CC2	Sustainable Design and Construction: Requires new developments to minimise energy and carbon consumption. Promotes blue-green infrastructure, modifiable buildings, water management and sets a dwelling conversion threshold (being 10+) for conversions to achieve 'Excellent' BREEAM rating.	Yes	159
CC3	Low Carbon and Renewable Energy: Prioritises renewable and low carbon energy opportunities in development and sets criteria where such proposals will be supported.	Yes	163
CC4	Tree Planting: Requires all major developments (residential and non-residential) to plant new trees and submit landscaping schemes – with two trees per new dwelling and one tree per 500 square metres of non-residential floorspace required.	Yes	165
W1	Flood Risk: Requires flood mitigation and risk assessments in Floor risk Zones.	Yes	169
W2	Surface Water Management: Requires developments to include adequate surface water drainage and sets a hierarchy of preferred options to do so. Specifically prohibits discharge into foul-only sewers.	Yes	173
W3	Water Supply and Quality: Support in principle for increased water supply and wastewater treatment proposals. Requirement for new developments to minimise impact on water supply, capping this at 110 litres per new resident per day. Prioritises integrity of water supply quality.	Yes	177
DE1	Community Review Panel: Proposes a new pre-planning Panel comprising residents, visitors and local workers, selected via formal application process. Sets a threshold (being 100+ new dwellings, 10,000 sqm gross floor space, or likelihood of significantly impacting the surrounding area) for developments to engage the Panel at early planning stages.	Yes	185
DE2	Design Advisory Panel: Sets a threshold (being 100+ new dwellings, 10,000 sqm gross floor space, or likelihood of significantly impacting the surrounding area) for developments to engage a Panel of experienced design professionals at early planning stages.	Yes	187
DE3	Ensuring Design Quality: Protects local character area, listing reference documents to be followed. Includes District Character Study, Landscape Character Assessment, Historic Review, NDPs and Conservation Area Design Guidance.	Yes	191

DE4	Delivering Design Quality: Anticipates publication by SDC of a “Design in Sevenoaks” document which will set standards for applications to meet – addressing public realm, accessibility, private amenity space, parking, open space hierarchy, bins and bike storage, affordable housing design standards and daylight and sunlight. Requires applicants to demonstrate compliance with these via Design and Access Statements.	Yes	193
DE5	Outline Planning Applications: Sets threshold for Outline planning applications (being 100+ new dwellings) to include a Mandatory Design Principles development, including strategies for building types/materials, public spaces, movement and access, landscape and public realm.	Yes	193
DE6	Design Codes: Sets a threshold (being 100+ new dwellings) for developments to require supporting Design Codes, demonstrating delivery of a well-designed sustainable place and produced in partnership with SDC and local community.	Yes	195
DE7	Design for Rural Development: Anticipates publication by SDC of a Rural Design Guidance document and requires compliance of small scale rural development sites with this.	Unlikely	197
HW1	Health and Wellbeing: Promotes healthy and safe communities and social inclusion through design and location and sets thresholds (being 10+ new housing units or provision of particular non-residential developments) to provide Health Impact Assessments.	Yes	205
HW2	Hot Food Takeaway and Fast Food, and Evening Economy: Sets criteria where hot food takeaways and fast food outlets will be refused and requires a litter strategy for the vicinity. Requires evening economy proposals to complement the NDP and existing uses, and not significantly impact amenity. Promotes daytime “meanwhile” use and sustainable transport options.	Yes	207
AQ1	Air Quality: Requires proposals to demonstrate zero or positive impact on air quality, with alternative delivery systems including financial contribution or offsite mitigation measures included. Sets a threshold (being 10+ new housing units, or non-minor development near a Strategic or busy road) to provide Air Quality Impact Assessments.	Yes	209
HW3	Environment and Pollution: Prioritises the quality or mitigation of residential amenity impact of existing and future occupiers, in terms of light pollution, noise, odour, vibration and/or other pollution.	Yes	211
HEN1	Protecting and Enhancing Historic Environment: Requires development proposals for heritage assets – including designated (i.e. listed buildings, conservation areas) and non-designated (i.e. locally listed) assets to conserve and if possible enhance the asset as well as its environment and surrounding character.	Yes	219
HEN2	Sensitively Managing Change in the Historic Environment: Sets criteria for Planning / Design and Access and/or Heritage Statements to meet, including assessment of the affected heritage asset and its setting, how it (and its surrounding	Yes	221

	character) will be protected or enhanced, and harm mitigation measures.		
HEN3	Archaeology: Requires archaeological assessments for proposals in Archaeological Notification Areas or suspected areas, preservation in situ unless justifiably inappropriate, as well as public recording of any heritage assets lost through alteration or demolition.	Yes	223
HEN4	Locally Listed Buildings and Assets: Seeks to retain and preserve Locally Listed Assets as well as secure enhancements where possible.	Yes	225
HEN5	Responding to Climate Change in the Historic Environment: Requires conversion proposals to be sensitive to the heritage asset's fabric and appearance, optimise viable use and minimise damage. Retrofitting proposals should use "whole building approaches" to prioritise adaptations that will minimise harm.	Yes	227
HEN6	Shopfronts: Prioritises retention or restoration of historic shopfronts, requiring their design to respond positively to the character, surroundings and existing design.	Yes	229
HEN7	Historic Parks and Gardens: Prioritises retention and enhancement of both registered Historic Parks and Gardens (Sevenoaks sites being Bradbourne Lakes, New School at West Heath and Upper High Street Gardens) as well as non-registered sites of local or historical importance.	Yes	231
NE1	Landscape and National Landscapes: Seeks to protect local landscape character as well as National Landscapes during development	Yes	240
BW1	Safeguarding Places for Wildlife and Nature: Seeks protection, retention, restoration and enhancement to the blue-green infrastructure network as part of development proposals.	Yes	245
AF1	Ashdown Forest: Sets 7km protection area zone around the forest, which activates a requirement for any net increase in new dwellings proposed within this zone to submit evidence on visitor impact.	No	251
BW2	Biodiversity in Development: Seeks protection and enhancement of biodiversity, expanding on statutory requirements by recommending exempt sites seek opportunities to enhance biodiversity and achieve net gain. Prioritises on-site provision in the first instance, and off-site provision to be within Sevenoaks District. Alternative approaches of providing BNG in adjoining or wider planning authority as well as financial contributions also included.	Yes	256
IN1	Infrastructure Delivery: Requires new development to be supported by appropriate on-site and offsite infrastructure and seeks alternative options where this is not viable. Sets a hierarchy for priority infrastructure to secure contributions to, being Affordable housing, education, health, and then transport.	Yes	265
OS1	Open Space and Recreation: Seeks to retain and protect both designated and undesignated but locally valued open spaces. Requires either new or enhanced open spaces as part of major development proposals.	Yes	267

OS2	Children and Young People's Play Space: Sets thresholds for residential developments which activate a minimum delivery requirement for play areas – including informal, locally equipped. Includes alternative for improving or expanding existing facilities.	Yes	269
ED1	Education: Sets expectation for education facilities to be provided as part of development, either via land, legal agreement or Community Infrastructure Levy contributions.	Yes	271
SL1	Sport and Leisure Facilities: Seeks to protect, retain and enhance existing sports facilities and use. Includes community use requirement for sporting facilities in new educational establishments.	Yes	273
COM1	Retention of Community Uses: Prioritises retention of local services and facilities and stipulates that any vacant or redundant community buildings be reused for alternative community use to meet local need.	Yes	275
COM2	Allocations for Community Use: Specific sites proposed for allocation for community use as part of mixed-use schemes. Two Sevenoaks Town sites, being Sevenoaks Station (Community and Car Park) and Land East of High Street (Leisure (F2)).	Yes	277
UD1	Utilities and Digital Infrastructure: Requires applicants to engage with utility providers (water, waste water, sewage treatment, solid waste, gas, electricity, telecommunications) to ensure sufficient capacity. Measures to mitigate potential impact include development phasing and planning conditions.		279
T1	Sustainable Movement Network: Supports improvements to public transport, including interchanges and accessibility. Proposes improvements to enhance Sevenoaks Station including public realm features and a transport hub. Supports active travel options and prioritises a connected network including integration with PRoWs and upgrading these to bridgeway where appropriate.	Yes	287
T2	Sustainable Movement: Sets principles for new development proposals to follow, including mitigation of transport network impact, introduction and connection of new active travel routes with existing ones, offering alternative transport options.	Yes	289
T3	Vehicle Parking: Sets and requires compliance with a transport hierarchy, capping number of parking spaces per unit depending on location. Also sets design principles, and requirements for EV charging points and bicycle parking.	Yes	292
T4	Transport Statements, Assessments and Plans: Requires supporting assessments and plans for new development proposals as per thresholds set by KCC.	Yes	295