

T1 - Our preferred strategic option for housing delivery is Approach 3 'Combination'.

A) To what extent do you agree and do you have any comments on this approach?

We agree as this would seem to be the most pragmatic approach to the issue

B) Do you have any views on the potential 'exceptional circumstances' cases?

As with all development the issue is not just housing stock. The supporting infrastructure, schools, NHS provision (Doctors, Dentists) but especially the supporting road networks - especially given the extent of traffic chaos in both Upper Darent Corridor and Sevenoaks and Surrounds - and the impact on the villages of increased traffic using alternative unsuitable routes at peak times and in times of major road incidents

C) Do you have any comments on the other approaches for housing delivery?

Both 4 & 5 do not address the current issues of more cars on already overloaded roads at peak times. Option 5 is designed to make the traffic problems worse - by building near transport hubs which by their nature (of being a transport hub) have massive flows of traffic at peak times and when there is disruption or traffic queues alternative routes are sought bring chaos to surrounding roads and villages

T2 - Our current policy requires up to 40% affordable housing. Given the overwhelming need for this type of housing in the District we think that the Local Plan should continue to require the same amount, subject to an affordable housing viability assessment being undertaken. Do you agree?

Yes - there is a need for both affordable housing and building smaller homes enabling people to downsize to free up larger properties - this is not what developers are interested in building

T3 - Our latest evidence suggests that we should include a small sites policy, to enable the Council to seek financial contributions on sites of 10 homes and under, where viability clearly demonstrates that on site provision is not feasible. Where financial contributions are sought, the Council could use this money to help provide affordable homes in the District or make best use of the existing affordable housing stock to better meet needs. Do you agree?

Developers are much more likely to be willing to give money than to "compromise" (in their view) a development by having to include affordable housing. To seek a suitable Financial recompense in these cases is very sensible.

T4 - We think that the Local Plan should consider new innovative types of affordable housing such as starter homes and modular housing in addition to the more traditional social/affordable rented and intermediate products e.g. shared ownership. We plan to retain an element of flexibility in setting requirements for the different types of affordable housing. Do you agree with this approach?

Yes.

T5 - We think that the Local Plan should require a mix of house sizes for both market and affordable housing on all sites by local area, in line with what the evidence is suggesting (SHMA and Local Housing

Needs Study) whilst also retaining an element of flexibility by having regard to the nature of the development site and character of the area. Do you agree?

Yes.

T6 - We think that the Local Plan should allocate sites for older persons accommodation to encourage down-sizing to release family homes. Should these be located:

A) close to existing services, facilities and transport links; and/or

If it is possible to do so

B) through a new 'retirement village' (in the Green Belt) which would comprise different types of housing and care facilities in a single location?

There must be some studies on the benefit of "mixed age" communities and not creating whole communities of similar aged people which if itself creates problems. A balance of ages must be a better approach

Should a proportion of older persons accommodation be provided as affordable housing, including on rural exceptions sites?

Yes - the elderly potentially have the same need for affordable housing

T7 - Should the Local Plan include a requirement for a meaningful proportion of Lifetime Homes and wheelchair accessible homes in all developments, suitable for people with disabilities and capable of being adapted to meet the needs of people as their needs change?

Of course. The needs of people change and the housing stock needs to enable them to still live within their community

T8 - Although we cannot rule out sustainable new sites becoming available, we think that existing Gypsy and Traveller sites with temporary permission should be made permanent subject to suitability and that the Local Plan should allocate additional pitches on suitable existing sites. Do you agree?

Yes. This is an approach which would be most acceptable for most residents

T9 - Do you think our existing Green Belt policies are working and is the Green Belt SPD useful?

The Green Belt seems to remain protected for the time being but a number of residents groups might suggest this is because of the uproar following the call for sites rather than close adherence to the policy – otherwise the call for sites should not have occurred in the first place.

T10 - We think we should provide further guidance on national Green Belt policy, to help shape development in the local area, particularly in relation to development on brownfield land in the Green Belt. Do you agree?

Yes – since development of brownfield land seems certain to go ahead it is important information is available to explain what is happening and why

T11 - Should the Local Plan include a policy to ensure new developments include appropriate green infrastructure, areas for biodiversity and pedestrian friendly routes (including connections to the existing Public Rights of Way network) from the earliest design stage?

Yes – they must be built into any development plans at the earliest possible stage

T12 - We are committed to the improvement of the District's rivers and Areas of Open Water. Do you think that we now need a specific policy for rivers and Areas of Open Water? If so, what do you think it should cover?

Yes to include flood risk, water quality impacts, usage of water areas (agricultural, recreational industrial) with a clear line of sight as to who is responsible. Currently there are contacts to be made with Environment Agency for flooding and water quality/ KCC for blocked/non functioning drains (which then impact flooding risk. Policies of clearing debris from rivers further upstream causing increased flooding risk means a single consistent cross agency policy is needed

T13 - We consider it important to protect the biodiversity value of the District. Do you support the development of a policy affording protection to locally designated areas across the district, such as Local Nature Reserves and Local Wildlife Sites?

Yes – it is essential to protect these areas

T14 - We think it is important to encourage high standards of design across the district, both within and outside Areas of Outstanding Natural Beauty? Do you agree?

Yes – but consideration has to be given to the whole design, including landscaping, and the visual impact of any development on the surrounding street scene

T15 - To ensure high quality design in all schemes we will include policies within the Local Plan to set out what is to be considered and incorporated in all new developments and how we will assess the design of proposals. We intend to produce a Supplementary Planning Document to give guidance to developers and are considering the use of a Design Panel to assess larger and more sensitive developments.

A) Do you agree with this approach?

Yes. This can only be of help – but the “guidance” should be very clear and as far as possible unequivocal. Allowing too much “interpretation” leads to local dissatisfaction when planning applications are granted and certain aspects of the permission is not specific and results in unsympathetic developments

B) Can you suggest any other ways of ensuring high quality design?

We assume that you are the experts and using planning law and the local plan you can ensure that any scheme doesn't compromise the street scene and is in keeping with maintaining the overall look and feel of a community

T16 - To support and enhance the District's **existing** employment land should we

A) Continue to recognise existing employment allocations for continued employment use? Do you know of any sites not yet allocated which should be allocated?

Yes we agree you should continue to recognise the existing employment land (subject to qualifying criteria). We are not aware of any in our Parish

B) Identify existing small rural and greenbelt employment sites for allocation? Can you suggest any?

We are not aware of any within the Parish

C) Increase the length of appropriate change-of-use marketing required for non-allocated employment sites (B use class and other employment uses) from 6 to 12 months, including within the local area?

Yes. This seems a reasonable approach

T17 - In order to protect the urban and rural economy (including allocated employment land) should the Local Plan include a 'redevelopment hierarchy' which ensures opportunities for non-residential uses are fully considered before residential schemes, for any proposed redevelopment. This includes considering the location, existing use, heritage value and local needs of the site and surrounding area.

Yes – but logically you would do that anyway with any considerations of change of use?

T18 - How else should the Council seek to meet the current and **future** employment land needs?

A) Identify new employment land for allocation, including brownfield land, to meet the needs up to 2035?

Yes – notwithstanding the call for brownfield sites as potential residential sites. We assume the housing numbers quoted under the "Combination" approach do not comprise building on this type of land

B) Allow greater flexibility in the reuse of redundant farm buildings for suitable employment uses?

Yes – again an approach to maximise local employment opportunities is welcome..

C) Can you think of any other ways?

No

T19 - The district has a particular need for office accommodation which is at threat from conversion to residential under permitted development rights. Should the Council:

A) Protect *existing* office provision from conversion to residential without planning permission by removing permitted development rights through an Article 4 direction? And/or

Yes – protecting existing office space seems logical – however given the conversion of Tubs Hill House it would seem ironic to say the District has a particular need for office space since that was never fully occupied (nor the former BT building in Sevenoaks). There may be areas in the District which are short of office space and others where space is available but simply too expensive and the distinction between the two needs to be made as in places of over supply conversion to residential may be the answer to the housing need

B) Protect *new* office provision from conversion to residential without planning permission by removing permitted development rights through an Article 4 direction?

Yes – that would seem a logical move. If you grant permission for office space how it can be converted without permission seems completely illogical

T20 - Should there be a policy to protect, support and encourage tourism businesses, visitor accommodation and visitor attractions, including heritage assets? This could include only allowing their loss if a clear justification is provided?

Yes. "Clear justification" would have to be very tightly controlled

T21 - There are options on how we can provide additional retail floorspace. We could allocate sites specifically for retail uses within town centres, and/or we could allocate appropriate small-scale retail floorspace, such as convenience stores, in mixed use sites. Do you have any views on these approaches?

Not as would affect the Parish per se as we do not have any retail units

T22 - Should we distribute the requirements for comparison retail (no-food) and convenience retail (food) floorspace predominantly in the centres of the district's most sustainable settlements?

That would seem logical unless the presence of retail units would create more sustainability – in which case there would be areas neglected from this focus and thereby affecting their overall sustainability

T23 - National policy states that retail proposals over 2,500m² should require a Retail Impact Assessment (RIA). However local evidence suggests that to keep our town and local centres vibrant, the Local Plan should set a local threshold to require RIAs in the District. It is suggested that a local threshold of 500 m² should be introduced. Do you agree with this approach?

Yes

T24 - Similar to the approach set out in Question T19 in relation to employment land, should we consider the use of Article 4 Directions to protect certain town and local centre and community uses? (e.g. removing the right to convert retail units into residential units without the need for planning permission)? Where a change of use is sought, should we require stronger evidence that the existing use is no longer viable? What other measures/tests could the Council use to protect these uses?

Yes – all commercial change of use opportunities should be invited before any consideration is given to conversion to residential

T25 - Should the Council review/expand town and local centre boundaries to support the 'high street'?

AS far as Sevenoaks is concerned the most constructive way to "support" the High St would be by re-examining the parking charges and the impact those have have (especially evenings and Sundays on the businesses concerned. It is very easy for people to travel to (say) Bluewater and enjoy unlimited free parking.

T26 - We will work with partners (e.g. Kent County Council) to increase opportunities to deliver sustainable transport across the District, including walking, cycling and other modes of public transport. Do you agree?

Yes – but the arbitrary cutting of local bus services by KCC and the ignoring of the local opposition to such moves would not fill anyone with confidence that they are operating with rural (or non town centre) communities in mind

T27 - We should look to require Travel Plans for schools and similar traffic-generating developments as part of a planning application, to identify and mitigate future transport impacts. Do you agree with this approach?

Yes – but the arbitrary cutting of local bus services by KCC and the ignoring of the local opposition to such moves would not fill anyone with confidence that they are operating with rural (or non town centre) communities in mind

T28 - It is important that all new developments should detail how access to high quality communications/digital infrastructure will be provided. Do you agree?

Yes – but that capability is also essential for existing communities. Perhaps factoring in benefit to surrounding properties of a development as part of the planning process could be an answer

T29 - We should continue to work proactively in conjunction with partners to ensure the infrastructure implications of new development are adequately addressed. Do you agree?

Yes – the main concerns raised by areas where large housing developments have taken place is the lack of satisfactory road improvements, schools and doctors/dentists. It should be a contingent part of any development that these are identified and delivered – simply building a doctors surgery but never having a GP practice take it on is not sufficient

T30 - The Infrastructure Delivery Plan and CIL Regulation 123 List are important documents to ensure that the infrastructure requirements and funding across the District are up to date throughout the course of the plan period. We propose to review these infrastructure projects every four years. Do you agree with this approach?

Yes. There needs to be much more information concerning the Parish Council's allocation of CIL given to Councils – specifically which developments generate CIL for the Council, which are in the pipeline, etc. With regard to the CIL funds distributed by SDC there needs to be a clear application and evaluation process for major projects.

T31 - The Local Plan should be linked to the objectives within the Council's Health Deal. The document looks at how health can be improved through housing, community facilities, open space and transport. The document [can be viewed here](#) . Do you agree with this approach?

Yes – consideration of the surroundings aof any development is a key part of granting any planning permission

T32 - The Local Plan should also seek to improve public health through high quality design and increased provision of shared public spaces. Do you agree?

Yes – although it is challenging to achieve given the Green Belt ANOB, demands for housing and demands for retail/employment space. It is difficult to anticipate where “increased provision” will come from

T33 - Should the Local Plan require Health Impact Assessments, covering for instance air quality, active design and access to services, for development over a particular threshold or size, to assess the health impacts?

Yes – especially given the traffic constraints within the district and the impact on air quality. The provision of parking for each new development should also be addressed as even a 1 bedroom property with 2 occupants is likely to want 2 parking spaces. This creates further air problems and traffic congestion with on road parking.

T34 - Air quality is a key issue in relation to health. Our current policy focuses on identifying areas for air quality management and producing action plans. Can you suggest any other actions to help mitigate air quality impacts on development?

Only increasing the use of solar energy, ground source heat pumps etc rather than fossil fuel energy

T35 - We will be preparing a new Transport Strategy to accompany the Local Plan. The Strategy will focus on strategic transport issues, such as the M25 and rail network, sustainable transport and active travel (i.e. walking and cycling) to reduce congestion and improve air quality. Do you agree with this approach?

Yes – it is essential that the two are developed and implemented in parallel

T36 - Much of the District's indoor leisure provision is in schools. Should the Council require formal community agreements for facilities provided by schools to ensure they are available for public use?

Yes

T37 - Should the Local Plan seek to improve the quality and quantity of existing leisure facilities and support opportunities for new leisure facilities (both indoor and outdoor) particularly where there is a shortage?

Yes – it is essential to provide a mix of equipment and activities to cater for the different needs of different people

T38 - There is a serious shortage of children and young people's play-space across the District. The Local Plan could include a requirement for all new housing development to have onsite outside provision for

children and young people. Where this is not feasible, a financial contribution could be sought to address existing deficiencies. Do you agree with this approach?

Yes – but that contribution must be used to benefit the immediate community

T39 - We wish to protect open spaces of value. The first round of identified open space sites have been assessed as part of the Open Space Study. These are shown on the interactive map [by clicking here](#).

the hatched areas are spaces currently allocated
all other areas shown are important but not currently allocated (including in the Green Belt)

A) Do you agree that all the currently allocated areas should remain allocated?

Yes – they should

B) Do you agree that the other important areas of open space should also be allocated?

Yes

C) Are there any additional areas of open space which should be allocated which are not currently identified? If so, please provide a map of the site clearly indicating the boundary.

Yes – Chipstead Recreation Ground and Playground, the Burial Ground at Chevening, Chipstead Green and Chipstead Allotments are not included

As set out in paragraph 77 of the NPPF, should the identification of any “Local Green Space” be brought forward through Neighbourhood Plans?

Yes

T40 - We think that the new Local Plan should include policy covering flood risk. Do you agree?

Yes – it is essential for this Parish

We are also considering developing more detailed local flooding, drainage and SuDs guidance within a Design Supplementary Planning Document. This could cover how development can reduce flood risk (both fluvial and surface run-off) and the impact of flooding on development, including:

how schemes would be expected to reduce the volume/rate of surface water run-off
guidance for development in Flood Zones or areas at high risk from flooding including wet proofing
i.e. electricity installed at a higher level, water resistant floors and walls

Would this SPD be useful and what other areas could be included?

Yes – it would be useful to also consider any impact both temporary and permanent of the development on the existing flood risk within the community

T41 - As described at paragraphs 11.8 and 11.11, should the Local Plan include measures to ensure new developments can

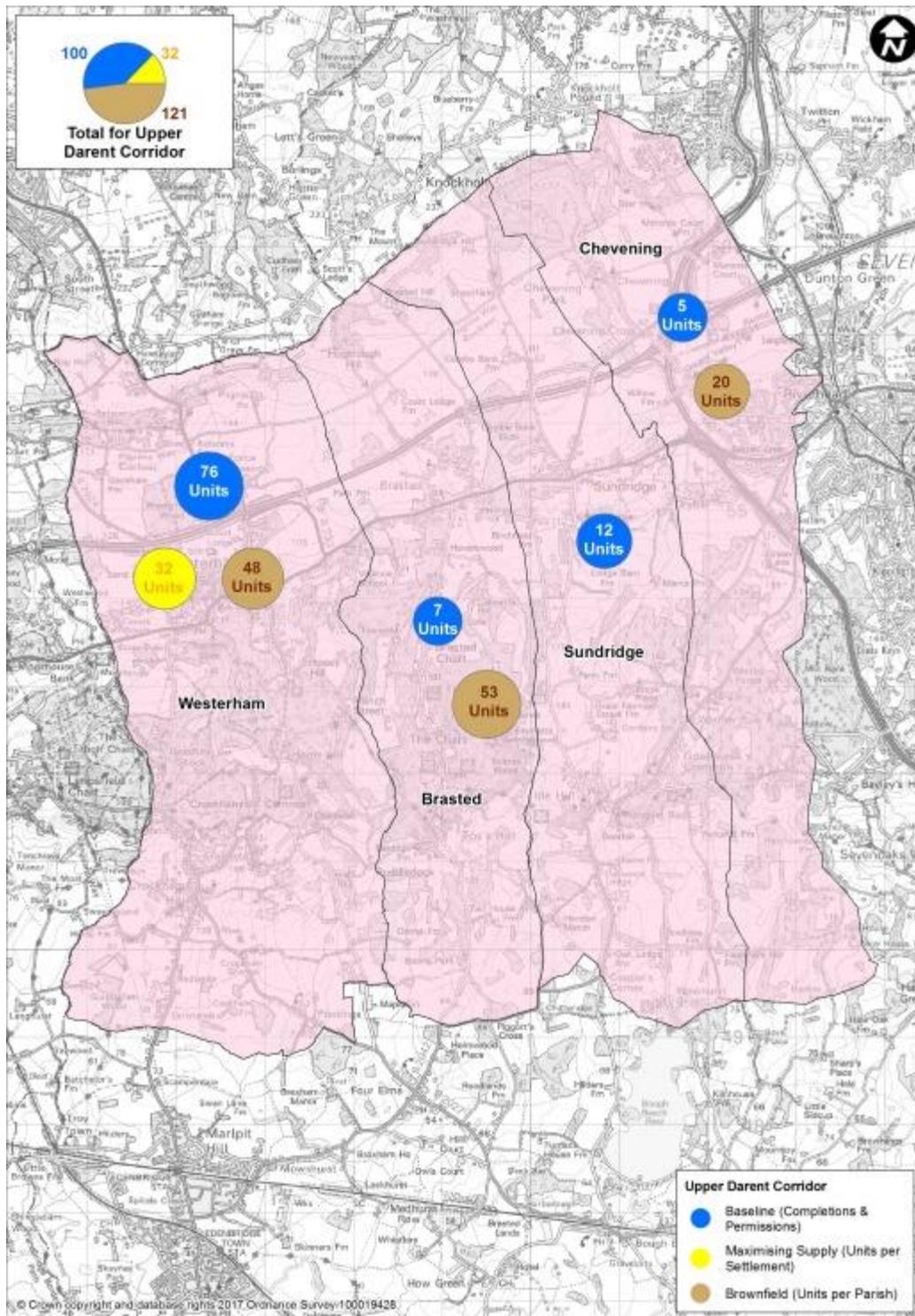
mitigate the impact of climate change

Yes – given that the science and thinking can change over time

adapt to the changing climate

Yes

Upper Darent Corridor



11.17 Proposed housing - approx. 250 units - provision split fairly evenly between brownfield land and existing commitments.

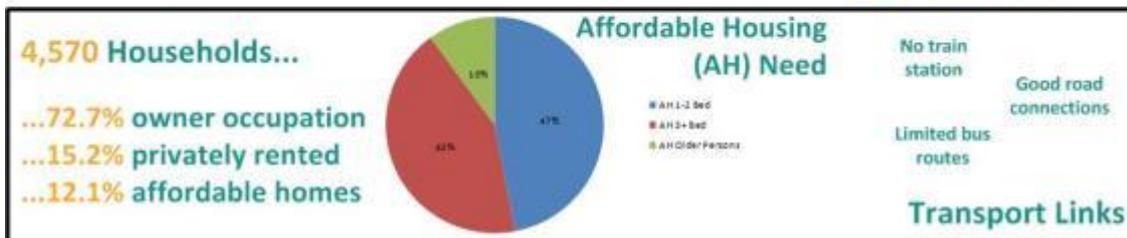
Upper Darent Corridor...

(Brasted, Chevening, Sundridge & Westerham)

Population **11,280**



22% aged 65+ years



Other Area Characteristics:

Liabile to flood in areas

Located in the Kent Downs AONB

Tourism - Nationally recognised heritage assets, parks & gardens

Source of the River Darent in the Greensands Hills

A25 connecting with the A21 and M25

No secondary school in the area

Potential priority issues for this place-making area:

- Increasing opportunities to develop the rural economy, including tourism.
- Consideration of the potential direction of growth of Westerham and a possible new relief road - see Which Way Westerham proposals.
- Mitigating air quality impacts associated with the M25/A25 corridor.
- Endeavour to maintain or reduce traffic volumes along the A25.
- Mitigating the impact of flooding from the River Darent on new development.

T42 - These are the potential priority issues identified for this placemaking area.

A) To what extent do you agree?

Yes – but mitigating the impact of flooding should be a consideration for existing properties not just new developments

Reducing traffic along A25 cannot be achieved at the expense of the surrounding B roads and villages

B) Can you identify any other priority issues?

Technology/broadband provision for more remote areas