

Sevenoaks Regulation 18 Local Plan

Habitats Regulation Assessment

Sevenoaks District Council

October 2023

Quality information

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1. Background

Introduction

- 1.1 AECOM was appointed by Sevenoaks District Council (hereafter referred to as 'Sevenoaks DC') to assist the Council in undertaking a Habitats Regulations Assessment of its Draft Local Plan (hereafter referred to as the 'Plan'). The objective of this assessment was to identify any aspects of the Plan that would cause an adverse effect on the integrity of the National Site Network, otherwise known as European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites), either in isolation or in combination with other plans and projects, and to advise on appropriate policy mechanisms for delivering mitigation where such effects were identified.
- 1.2 The Draft Local Plan seeks to meet housing and employment needs within the District without compromising the built and natural environment. It will identify requirements for development and growth within the District, including the provision of when and where development and growth will occur throughout the Local Plan period (2025 – 2040). The Local Plan aims for growth of at least 712 dwellings per annum alongside 5.7ha of employment land over the Local Plan period.
- 1.3 An HRA of the Sevenoaks District Local Plan was carried out by Sevenoaks DC in June 2017¹. That HRA determined that the focus of HRA for the Local Plan should be on recreational pressure and atmospheric pollution from increased traffic flow in relation to Ashdown Forest SAC/SPA.
- 1.4 The objective of this Report is to identify any aspects of the Plan that would be likely to lead to significant effects or adverse effects on integrity of any sites afforded protection under the Habitats Regulations. In the UK, this comprises Special Areas of Conservation (SACs), Special Protection Areas (SPAs), candidate Special Areas of Conservation (cSACs), and potential Special Protection Areas (pSPAs). In accordance with Government policy, assessment is applied to sites designated under the Ramsar Convention on Wetlands of International Importance (Ramsar sites). These sites are referred to collectively in this Report as "European Sites".

Legislation

- 1.5 The need for HRA is set out within the Conservation of Habitats & Species Regulations 2017 as amended (**Box 1**). European sites can be defined as actual or proposed/candidate Special Areas of Conservation (SAC) or Special Protection Areas (SPA). It is also Government policy (set out in the National Planning Policy Framework) for sites designated under the Convention on Wetlands of International Importance (Ramsar sites) to be treated as having equivalent status to European sites.

Box 1: The legislative basis for Appropriate Assessment

Conservation of Habitats and Species Regulations 2017 (as amended)

The Regulations state that:

"A competent authority, before deciding to ... give any consent for a plan or project which is likely to have a significant effect on a European site ... must make an appropriate assessment of the implications for the plan or project in view of that site's conservation objectives... The competent authority may agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site."

- 1.6 The Habitats Regulations applies the precautionary principle to European sites (SAC and SPA). For the purposes of this assessment candidate SACs (cSACs), proposed SPAs (pSPAs) and proposed Ramsar (pRamsar) sites are all treated as fully designated sites. In this report we use the term "European sites" to refer collectively to the sites listed in this paragraph.
- 1.7 Plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. Plans and projects may still be permitted if there are no alternatives to

¹ Sevenoaks District Council Local Plan 2015 – 2015 Issues and Options Consultation 2014 HRA Report
https://www.sevenoaks.gov.uk/downloads/download/291/habitats_regulations_assessment_hra_report

them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation would be necessary to ensure the overall integrity of the site network.

- 1.8 The UK left the EU on 31 January 2020 under the terms set out in the European Union (Withdrawal Agreement) Act 2020 (“the Withdrawal Act”). However, the Withdrawal Act retains the body of existing EU-derived law within our domestic law. Habitats Regulations Assessment therefore continues as set out in the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, unless this requirement is changed by future legislation. Similarly, although EU case law is currently still considered of relevance in the UK courts that position may change during plan preparation and the Local Plan period. Therefore, all stages of the HRA will need to be mindful of changes in legislation and caselaw.
- 1.9 This HRA assumes that European Court of Justice (ECJ) rulings regarding HRA will continue to be considered useful jurisprudence by the UK courts. In 2018, the ‘People Over Wind’ ECJ ruling² determined that ‘mitigation’ (i.e. measures that are specifically introduced to avoid or reduce the harmful effects of a plan or project on European sites) should not be taken into account when forming a view on likely significant effects. Mitigation should instead only be considered at the appropriate assessment stage. Appropriate assessment is not a technical term: it simply means ‘an assessment that is appropriate’ for the plan or project in question. As such, the law purposely does not prescribe what it should consist of or how it should be presented; these are decisions to be made on a case by case basis by the competent authority³.
- 1.10 Over the years the phrase ‘Habitats Regulations Assessment’ has come into wide currency to describe the overall process set out in the Conservation of Habitats and Species Regulations from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an ‘Appropriate Assessment’. Throughout this report we use the term Habitats Regulations Assessment for the overall process.

Scope of the Project

- 1.11 There is no pre-defined guidance that dictates the physical scope of an HRA of a Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways (called the source-pathway-receptor model) rather than by arbitrary ‘zones’. Current guidance suggests that the following European sites be included in the scope of assessment:
- All sites within the Sevenoaks District boundary; and,
 - Other sites shown to be linked to development within the District boundary through a known ‘pathway’ (discussed below).
- 1.12 Briefly defined, pathways are routes by which a change in activity provided within a Local Plan document can lead to an effect upon a European designated site. An example of this would be new residential development resulting in an increased population and thus increased recreational pressure, which could then affect European sites by, for example, disturbance of wintering or breeding birds. Guidance from the former Department of Communities and Local Government (DCLG) states that the HRA should be ‘*proportionate to the geographical scope of the [plan policy]*’ and that ‘*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*’ (DCLG, 2006, p.6). More recently, the Court of Appeal⁴ ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be ‘*achieved in practice*’ to satisfy that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy document)⁵. In this case the High Court ruled that for ‘*a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of Reg 61 of the Habitats Regulations*’.

² Case C-323/17

³ ‘*appropriate indicates no more than that the assessment should be appropriate to the task in hand, that task being to satisfy the responsible authority that the project will not adversely affect the integrity of the site concerned. It requires a high standard of investigation, but the issue ultimately rests on the judgment of the authority*’: R (Champion) v North Norfolk District Council [2015]

¹ WLR 3710, para 41 per Lord Carnwath JSC.

⁴ No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015

⁵ High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015

1.13 However, given the findings of previous Sevenoaks Local Plan HRAs, this report will focus entirely on the following European sites:

- Ashdown Forest SAC; and,
- Ashdown Forest SPA.

The reasons for designation of these sites, together with current trends in habitat quality and pressures on the sites, are set out in Chapter 3.

In order to fully inform the screening process, a number of studies have been consulted to determine likely significant effects that could arise from the Draft Version of the Plan. These include:

- Future development proposed (and, where available, HRAs) for Lewes, Mid-Sussex, Horsham, Wealden, Rother, and Brighton & Hove Districts.
- Ashdown Forest Air Quality Impact Assessment undertaken for the previous Local Plan HRA (Appendix B);
- Ashdown Forest Visitor Surveys 2016⁶ and 2021⁷;
- The UK Air Pollution Information System (www.apis.ac.uk); and
- Multi Agency Geographic Information for the Countryside (MAGIC) and its links to SSSI citations and the JNCC website (www.magic.gov.uk)

Quality Assurance

1.14 This report was undertaken in line with AECOM's Integrated Management System (IMS). Our IMS places great emphasis on professionalism, technical excellence, quality, environmental and Health and Safety management. All staff members are committed to establishing and maintaining our certification to the international standards BS EN ISO 9001:2008 and 14001:2004 and BS OHSAS 18001:2007. In addition our IMS requires careful selection and monitoring of the performance of all sub-consultants and contractors.

1.15 All AECOM Ecologists working on this project are members of (at the appropriate level) the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow their code of professional conduct (CIEEM, 2017).

2. Methodology

Introduction

2.1 The HRA has been carried out with reference to the general EC guidance on HRA⁸; the UK government has produced its own guidance⁹. These have been referred to in undertaking this HRA.

2.2 Plate 2 below outlines the stages of HRA according to current EC guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.

⁶ Liley, D., Panter, C. & Blake, D. (2016). Ashdown Forest Visitor Survey 2016. Footprint Ecology Unpublished report.

⁷ https://www.sevenoaks.gov.uk/downloads/file/3609/ashdown_forest_visitor_survey_report_march_2022

⁸ European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.

⁹ <https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site>

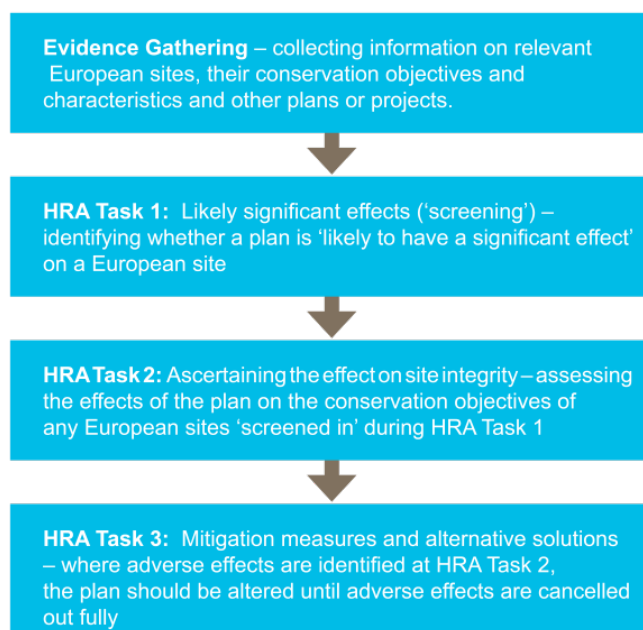


Plate 1. Four Stage Approach to Habitats Regulations Assessment. Source EC, 2001¹.

Description of HRA Tasks

HRA Task 1 – Likely Significant Effects (LSE)

- 2.3 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:
- 2.4 "Is the project, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"
- 2.5 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites. This stage is undertaken in Chapter 4 of this report and in Appendix A.

HRA Task 2 – Appropriate Assessment (AA)

- 2.6 The purpose of this report is HRA Task 1. However, where it is determined that a conclusion of 'no likely significant effect' cannot be drawn, the analysis has proceeded to the next stage of HRA known as Appropriate Assessment. Case law has clarified that 'appropriate assessment' is not a technical term. In other words, there are no particular technical analyses, or level of technical analysis, that are classified by law as belonging to appropriate assessment rather than determination of likely significant effects.
- 2.7 By virtue of the fact that it follows Screening, there is a clear implication that the analysis will be more detailed than undertaken at the Screening stage and one of the key considerations during appropriate assessment is whether there is available mitigation that would entirely address the potential effect. In practice, the appropriate assessment would take any policies or allocations that could not be dismissed following the high-level Screening analysis and analyse the potential for an effect in more detail, with a view to concluding whether there would actually be an adverse effect on integrity (in other words, disruption of the coherent structure and function of the European site(s)).
- 2.8 There has been a very recent decision by the European Court of Justice¹⁰, which appears to conclude that measures intended to avoid or reduce the harmful effects of a proposed project on a European site, but which are not an integral part of the project or plan, may no longer be taken into account by competent authorities at the Likely Significant Effects or 'screening' stage of HRA. This contradicts many years of UK

¹⁰ People Over Wind and Sweetman v Coillte Teoranta (C-323/17)

court rulings that concluded mitigation *could* be taken into account at ‘screening’. The implications of the ECJ ruling are structural and semantic rather than substantive, essentially meaning that the role of avoidance and measures should be discussed in the subsequent ‘appropriate assessment’ stage instead.

HRA Task 3 – Avoidance and Mitigation

- 2.9 Where necessary, measures will be recommended for incorporation into the Plan in order to avoid or mitigate adverse effects on European sites. There is considerable precedent concerning the level of detail that a Local Plan document needs to contain regarding mitigation for recreational impacts on European sites. The implication of this precedent is that it is not necessary for all measures that will be deployed to be fully developed prior to adoption of the Plan, but the Plan must provide an adequate policy framework within which these measures can be delivered.
- 2.10 In evaluating significance, AECOM has relied on professional judgement as well as the results of previous stakeholder consultation regarding development impacts on the European sites considered within this assessment.
- 2.11 When discussing ‘mitigation’ for a Local Plan document, one is concerned primarily with the policy framework to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the Local Plan document is a high-level policy document.

3. European Designated Sites

Ashdown Forest Special Area of Conservation

Introduction

- 3.1 Ashdown Forest is an extensive area of common land lying between East Grinstead and Crowborough entirely within Wealden District. The soils are derived from the predominantly sandy Hastings Beds. It is one of the largest single continuous blocks of heath, semi-natural woodland and valley bog in south-east England, and it supports several uncommon plants, a rich invertebrate fauna, and important populations of heath and woodland birds.

Features of European interest¹¹

- 3.2 The site was designated as being of European importance for the following interest feature:
- Wet heathland
 - European dry heathland
 - Great crested newt (*Triturus cristatus*)

Conservation Objectives¹²

- 3.3 With regard to the SAC and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’), and subject to natural change;
- 3.4 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;
- The extent and distribution of qualifying natural habitats and habitats of qualifying species
 - The structure and function (including typical species) of the qualifying natural habitats

¹¹ Features of European Interest are the features for which a European site is selected. They include habitats listed on Annex 1 of the Habitats Directive, species listed on Annex II of the EC Habitats Directive and populations of bird species for which a site is designated under the EC Birds Directive.

¹² Natural England (2014). European Site Conservation Objectives for Ashdown Forest SAC Site Code: UK0030080 <http://publications.naturalengland.org.uk/file/6746917321048064> [accessed 06/07/2018]

- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying habitats and the habitats of the qualifying species rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

Key Environmental Vulnerabilities ¹³

3.5 The key environmental vulnerabilities for the site are:

- Change in land management
- Air pollution: risk of atmospheric nitrogen deposition
- Public Access/Disturbance
- Hydrological changes

Ashdown Forest Special Protection Area

Introduction

3.6 Ashdown Forest is an extensive area of common land lying between East Grinstead and Crowborough entirely within Wealden District. The soils are derived from the predominantly sandy Hastings Beds. It is one of the largest single continuous blocks of heath, semi-natural woodland and valley bog in south-east England, and it supports several uncommon plants, a rich invertebrate fauna, and important populations of heath and woodland birds.

Features of European interest¹⁴

3.7 This site qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I of the Directive:

Breeding;

- European nightjar (*Caprimulgus europaeus*)
- Dartford warbler (*Sylvia undata*)

Conservation Objectives¹⁵

3.8 With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features'), and subject to natural change;

3.9 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- The extent and distribution of the habitats of the qualifying features
- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying species, and,
- The distribution of the qualifying species within the site.

¹³ Natural England (2014) Ashdown Forest Site Improvement Plan <http://publications.naturalengland.org.uk/file/5534055007256576> <http://publications.naturalengland.org.uk/file/6679502935556096> [accessed 01/05/2018]

¹⁴ Features of European Interest are the features for which a European site is selected. They include habitats listed on Annex 1 of the Habitats Directive, species listed on Annex II of the EC Habitats Directive and populations of bird species for which a site is designated under the EC Birds Directive.

¹⁵ Natural England (2014) European Site Conservation Objectives for Ashdown Forest SPA Site Code: UK9012181 <http://publications.naturalengland.org.uk/publication/6399918323269632> [accessed 01/05/2018]

Key Environmental Vulnerabilities¹⁶

3.10 The key environmental vulnerabilities for the site are:

- Change in land management;
- Air pollution: risk of atmospheric nitrogen deposition;
- Public Access/Disturbance; and,
- Hydrological changes.

4. Test of Likely Significant Effects

Introduction

4.1 The full Likely Significant Effects assessment of Policies identified within the Sevenoaks District Council Local Plan can be found in Appendix A.

4.2 The following paragraphs summarise the outcome of the Likely Significant Effects assessment and identify policies and site allocations that (prior to considering the role of mitigation) have potential to result in likely significant effects upon the Ashdown Forest SAC & SPA.

Impact Pathways Considered

4.3 The following impact pathways are considered further within this HRA:

- Increase in atmospheric pollution from an increase in traffic flow; and,
- Increased recreational pressure.

Atmospheric Pollution

Table 1: Main sources and effects of air pollutants on habitats and species

Pollutant	Source	Effects on habitats and species
Acid deposition	SO ₂ , NO _x and ammonia all contribute to acid deposition. Although future trends in S emissions and subsequent deposition to terrestrial and aquatic ecosystems will continue to decline, it is likely that increased N emissions may cancel out any gains produced by reduced S levels.	Can affect habitats and species through both wet (acid rain) and dry deposition. Some sites will be more at risk than others depending on soil type, bed rock geology, weathering rate and buffering capacity.
Ammonia (NH ₃)	Ammonia is released following decomposition and volatilisation of animal wastes. It is a naturally occurring trace gas, but levels have increased considerably with expansion in numbers of agricultural livestock. Ammonia reacts with acid pollutants such as the products of SO ₂ and NO _x emissions to produce fine ammonium (NH ₄ ⁺) - containing aerosol which may be transferred much longer distances (can therefore be a significant trans-boundary issue.)	Adverse effects are as a result of nitrogen deposition leading to eutrophication. As emissions mostly occur at ground level in the rural environment and NH ₃ is rapidly deposited, some of the most acute problems of NH ₃ deposition are for small relict nature reserves located in intensive agricultural landscapes.
Nitrogen oxides NO _x	Nitrogen oxides are mostly produced in combustion processes. About one quarter of the UK's emissions are from power stations, one-half	Deposition of nitrogen compounds (nitrates (NO ₃), nitrogen dioxide (NO ₂) and nitric acid (HNO ₃)) can lead to both soil and freshwater acidification. In addition, NO _x can cause

¹⁶ Natural England (2014) Ashdown Forest Site Improvement Plan <http://publications.naturalengland.org.uk/file/5534055007256576> <http://publications.naturalengland.org.uk/file/6679502935556096> [accessed 01/05/2018]

Pollutant	Source	Effects on habitats and species
	from motor vehicles, and the rest from other industrial and domestic combustion processes.	eutrophication of soils and water. This alters the species composition of plant communities and can eliminate sensitive species.
Nitrogen (N) deposition	The pollutants that contribute to nitrogen deposition derive mainly from NO _x and NH ₃ emissions. These pollutants cause acidification (see also acid deposition) as well as eutrophication.	Species-rich plant communities with relatively high proportions of slow-growing perennial species and bryophytes are most at risk from N eutrophication, due to its promotion of competitive and invasive species which can respond readily to elevated levels of N. N deposition can also increase the risk of damage from abiotic factors, e.g. drought and frost.
Ozone (O ₃)	A secondary pollutant generated by photochemical reactions from NO _x and volatile organic compounds (VOCs). These are mainly released by the combustion of fossil fuels. The increase in combustion of fossil fuels in the UK has led to a large increase in background ozone concentration, leading to an increased number of days when levels across the region are above 40ppb. Reducing ozone pollution is believed to require action at international level to reduce levels of the precursors that form ozone.	Concentrations of O ₃ above 40 ppb can be toxic to humans and wildlife, and can affect buildings. Increased ozone concentrations may lead to a reduction in growth of agricultural crops, decreased forest production and altered species composition in semi-natural plant communities.
Sulphur Dioxide SO ₂	Main sources of SO ₂ emissions are electricity generation, industry and domestic fuel combustion. May also arise from shipping and increased atmospheric concentrations in busy ports. Total SO ₂ emissions have decreased substantially in the UK since the 1980s.	Wet and dry deposition of SO ₂ acidifies soils and freshwater, and alters the species composition of plant and associated animal communities. The significance of impacts depends on levels of deposition and the buffering capacity of soils.

- 4.4 The main pollutants of concern for European sites are oxides of nitrogen (NO_x), ammonia (NH₃) and sulphur dioxide (SO₂). NO_x can have a directly toxic effect upon vegetation. In addition, greater NO_x or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to soils. An increase in the deposition of nitrogen from the atmosphere to soils is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.
- 4.5 Sulphur dioxide emissions are overwhelmingly influenced by the output of power stations and industrial processes that require the combustion of coal and oil as well (particularly on a local scale) shipping. Ammonia emissions are dominated by agriculture, with some chemical processes also making notable contributions. As such, it is unlikely that material increases in SO₂ or NH₃ emissions will be associated with Local Plan Documents. NO_x emissions, however, are dominated by the output of vehicle exhausts (more than half of all emissions). Within a 'typical' housing development, by far the largest contribution to NO_x (92%) will be made by the associated road traffic. Other sources, although relevant, are of minor importance (8%) in comparison¹⁷. Emissions of NO_x could therefore be reasonably expected to increase as a result of greater vehicle use as an indirect effect of the Local Plan Documents.
- 4.6 According to the World Health Organisation, the critical NO_x concentration (critical threshold) for the protection of vegetation is 30 µg m⁻³; the threshold for sulphur dioxide is 20 µg m⁻³. In addition, ecological studies have determined 'critical loads'¹⁸ of atmospheric nitrogen deposition (that is, NO_x combined with ammonia NH₃).

¹⁷ Proportions calculated based upon data presented in Dore CJ et al. 2005. UK Emissions of Air Pollutants 1970 – 2003. UK National Atmospheric Emissions Inventory. <http://www.airquality.co.uk/archive/index.php>

¹⁸ The critical load is the rate of deposition beyond which research indicates that adverse effects can reasonably be expected to occur

- 4.7 According to the guidance¹⁹, beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant. This is therefore the distance that has been used throughout this HRA in order to determine whether European sites are likely to be significantly affected by development under the Local Plan.

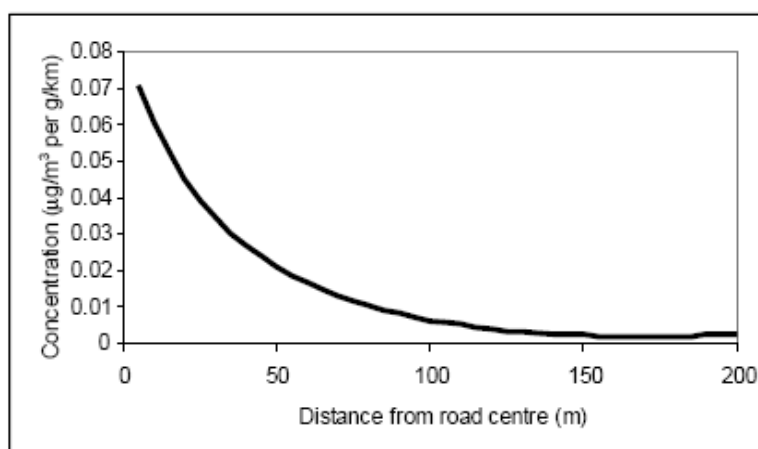


Figure 1 Traffic contribution to concentrations of pollutants at different distances from a road

- 4.8 Exhaust emissions from vehicles are capable of adversely affecting heathland habitats. Considering this, an increase in net population and employment growth within the Sevenoaks District could result in increased traffic through Ashdown Forest SAC which is designated for its wet and dry heathland habitats.

Recreational Pressure

- 4.9 Concern regarding the effects of disturbance on birds in particular, stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding²⁰. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds.²¹ Winter activity can cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages.
- 4.10 Ashdown Forest SPA is vulnerable to recreational pressure because of the risk of reducing the breeding success of nightjar and Dartford warbler, which are ground nesting birds and qualifying features of the SPA. However, at its closest point, Ashdown Forest is 5.6 km from the boundary of Sevenoaks District and is over 10.5 km away from the nearest large settlement of Edenbridge. An increase in recreational pressure as a result of growth in Sevenoaks District is therefore a potential concern for the population of bird species which the SPA is designated.

Policies

- 4.11 The following Policies have been screened in for appropriate assessment. These policies present potential impact pathways by which a likely significant effect on Ashdown Forest SAC and SPA site could result prior to consideration of the role of mitigation:
- Policy ST1 A Balanced Strategy for Growth;
 - Policy ST2 Housing and Mixed Use Site Allocations;
 - Policy H4 Provision for the Gypsy and Traveller Community;
 - Policy EMP1 Delivering Economic Success; and

¹⁹ <http://iaqm.co.uk/text/guidance/air-quality-impacts-on-nature-sites-2019.pdf> and <https://publications.naturalengland.org.uk/publication/4720542048845824>

²⁰ Riddington, R. *et al.* 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

²¹ Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

- Policy EMP2 Delivering New Employment Land.
- 4.12 This is because all of these policies promote housing or employment development in the district. The remaining policies have all been screened out (see Appendix A, for full details of Likely Significant Effects test).

Site Allocations

- 4.13 With regard to recreational pressure, all Site Allocations, or specific locations identified for development within policies are located more than 11km away from Ashdown Forest SAC & SPA site, with the nearest being site MX/21/00051 at Edenbridge, just over 11km north of Ashdown Forest. All Site Allocations have therefore been screened out for appropriate assessment for these sites. All site allocations collectively may result in an increase in journey to work vehicle movements through Ashdown Forest SAC/SPA (see Appendix A, for full details of Likely Significant Effects assessment). However, this is therefore an issue relating to all growth across the district rather than any given site allocation. Since growth across the district has already been captured by screening in policies ST1 and ST2 in particular, the individual site allocations have been screened out.

5. Appropriate Assessment: Ashdown Forest SAC & SPA

Air Quality at Ashdown Forest Special Area of Conservation and Special Protection Area

- 5.1 The qualifying features of Ashdown Forest SAC comprise heathland habitat types, all of which are sensitive to air pollution. Moreover, the qualifying species of Ashdown Forest SPA, the nightjar and Dartford warbler, both somewhat rely on heathland habitat for foraging and breeding and are therefore indirectly impacted by increases in atmospheric pollution through changes to habitat.
- 5.2 Whilst the impact of atmospheric pollution was screened out from consideration in the Core Strategy HRA in part due to the distances involved, it is being considered in this document. This is partly due to changes in assessment practice following Judicial Reviews in the Ashdown Forest area and partly because the planned level of residential development within the Local Plan (providing for 712 dwellings per annum) is up to four times that provided within the Core Strategy (providing 165 dwellings per annum).
- 5.3 Policies identified to provide for new development within the District are:
- Policy ST1 A Balanced Strategy for Growth;
 - Policy ST2 Housing and Mixed Use Site Allocations;
 - Policy GT1 Provision for the Gypsy and Traveller Community
 - Policy EMP1 Delivering Economic Success
 - Policy EMP2 Delivering New Employment Land
- 5.4 Although these policies do not directly impact the integrity of the designated site, combined these policies have the ability to contribute to increased resident population and employment growth within Sevenoaks District. Consequently, this is therefore likely to result in an increase in traffic.
- 5.5 It is clearly unlikely that much journey to work traffic originating from Sevenoaks District will utilise roads that impact upon Ashdown Forest SAC and SPA. Most transport interactions from the District of Sevenoaks are along the east-west and north routes of the M25 and M26 located in the north of the District and the north-south route of the A21 that passes between the M25 and Royal Tunbridge Wells. It is noted that a smaller B-road (B2026) does pass from Sevenoaks District and enters Ashdown Forest 7.6km from the District boundary. Edenbridge is the main settlement within the District located on the B2026; following the B2026 (rather than measuring as the crow flies) Edenbridge is located 13.5km distant from Ashdown Forest SAC and SPA.

- 5.6 According to Journey to Work data from the 2021 census six of the ten most common destinations for journeys to work arising from Sevenoaks district are London boroughs, while the others are Tunbridge Wells, Tonbridge & Malling, Tandridge and Dartford. These ten local authority areas are involved in almost 70% of journeys to work from Sevenoaks District into surrounding districts. In contrast, only 404 (just over 1%) of journeys to work from Sevenoaks District to other districts are to Wealden, Mid-Sussex or Lewes (the three authorities most likely to involve a journey through Ashdown Forest, although all can be reached through other routes depending on destination). Moreover, this does not take into account of journeys to work that start and end in Sevenoaks District and approximately 40% of journeys to work arising from Sevenoaks are by methods other than private car, van or motorbike. Therefore the actual proportion of total current journeys to work that might traverse Ashdown Forest is likely to be considerably less than 1%.
- 5.7 Air quality modelling was undertaken for Ashdown Forest in March 2018 by AECOM on behalf of Lewes District Council and South Downs National Park Authority for the period 2017-2033. The Sevenoaks Air Quality Impact Assessment report (Appendix B) aimed to analyse these data to determine whether a potential increase in traffic from Sevenoaks District would affect Ashdown Forest SAC. This analysis also considered a possible 'in combination' effect of population growth in all surrounding districts (Tunbridge Wells District, Lewes District, Sevenoaks District, and South Downs National Park).
- 5.8 In summary, the analysis concluded that ammonia concentrations at the closest areas of heathland to affected roads (5m from the A275 and A22) are below $1 \mu\text{m}^{-3}$ and nitrogen deposition rates along all links are forecast to experience a net improvement of 1.6-1.9 kgN/ha/yr by 2033, even allowing for traffic growth, due to improvements in NOx emission factors and background concentrations/deposition rates over the same timetable. The maximum 'in combination' additional nitrogen deposition forecast to the nearest areas of heathland by 2033 was forecast as 0.3 kgN/ha/yr. Based on published research into dose-response relationships in heathland this would be c. 25% of the nitrogen 'dose' that might result in a significant retardation of any improvement in species richness that might otherwise be observed at the forecast background deposition rates and is not expected to result in a significant change in grass cover. Moreover, the contribution of the Sevenoaks Local Plan was forecast to be negligible, being a maximum 0.02 kgN/ha/yr at the roadside of the A22, falling to zero by 20m from the roadside. Since the overall trend to 2033 was expected to be a positive one and will not be retarded to an ecologically significant extent either by all forecast traffic growth 'in combination' or by the South Downs Local Plan and JCS, there was thus not considered to be an adverse effect in combination with growth arising from surrounding authorities.
- 5.9 The modelling demonstrated that there would be a net decreasing trend in NOx and nitrogen deposition rates to heathland within the SAC along the modelled links. Accordingly, the Local Plans would not have significant in-combination effects on the SAC by way of contributing to any net increase in nitrogen deposition. The report ultimately concluded that since a) the context for the analysis is that air quality in 2033 was forecast to be significantly better than in 2017 notwithstanding the precautionary assumptions made about both growth and improvements in vehicle emissions factors, b) no significant in combination retardation of vegetation improvement at the closest and most affected areas of heathland is expected and c) the contribution of Sevenoaks Local Plan to the 'in combination' scenario is negligible, the modelling in does not provide any basis to conclude an adverse effect on integrity of Ashdown Forest SAC or SPA from growth in Sevenoaks District over that period in combination with other plans. Since no net adverse effect on integrity is forecast, no mitigation as such would be required.
- 5.10 A new modelling exercise will be undertaken for the Regulation 19 Local Plan. However, the expectation is that the results for Sevenoaks will be very similar to that for the 2018 modelling work because although the plan period now extends to 2040 and thus includes more growth, it also includes the entirety of the 2030's a decade in which a significant shift in the composition of the UK vehicle fleet from combustion engine to electric vehicles can be expected to occur. Whether the total ban on sale of new petrol and diesel cars and vans occurs in 2030 or 2035, by 2040 a significant proportion of the UK car and van fleet will be electric vehicles or other ultra-low emission vehicles.
- 5.11 It is therefore expected that it will be possible to conclude that no adverse effect upon the integrity of Ashdown Forest SAC is expected to result from development provided by the Sevenoaks Local Plan, even in combination with other plans and projects.

Recreational Pressure on Ashdown Forest Special Protection Area and Special Area of Conservation

- 5.12 In 2010 a visitor survey of Ashdown Forest SAC and SPA was undertaken²². This survey fed into HRA reports of strategic documents at the time. These essentially identified a strategy broadly analogous to that devised for the Thames Basin Heaths; namely the identification of a series of zones around the SAC/SPA each of which triggered a combination of provision of alternative greenspace and improved access management. At that time, a 7 km 'outer zone' for Ashdown Forest SAC and SPA was agreed with Natural England²³. Affected authorities that provided development within this affected 7 km 'zone' were required to provide a financial contribution to Suitable Alternative Natural Greenspaces (SANGs), an access strategy (SAMM) for Ashdown Forest and a programme of monitoring and research. This approach was supported by Natural England and the Ashdown Forest Conservators.
- 5.13 In 2016 Footprint Ecology updated the visitor survey²⁴ on behalf of the participating Councils, in order to provide comprehensive and up-to-date data on recreational use of Ashdown Forest and inform the strategic implementation of access management measures, the direction of strategic access management and monitoring, the design and ongoing management of SANG to ensure they functionally divert recreational pressure from Ashdown Forest and to assist local authorities in undertaking planning functions in relation to the Habitats Regulations. That updated survey has resulted in a review of the zones, although the 7km zone is still recognised as a core zone for delivering mitigation.
- 5.14 In summary, the 2016 survey identified that the 7km zone still captured the majority of visitors (including the vast majority of frequent (i.e. at least monthly) visitors) to the SAC/SPA. The survey identified that c. 81% of survey respondents whose postcodes could be mapped lived within 7km of the SAC/SPA boundary²⁵. It also identified that 84% of all interviewees²⁶ whose postcodes were mapped were from Wealden District or Mid-Sussex District.
- 5.15 The 2016 visitor survey identified that, of 452 visitors surveyed, a total of five had travelled from Sevenoaks District, which accounts for barely 1% of visitors irrespective of frequency or purpose of visit. Further examining the 2016 visitor survey data with specific regard to its relevance to Sevenoaks District identifies that:
- When focussing on *regular* visitor use (which could be defined most broadly as 'at least once a month'), or dog walkers, the percentage that come from Sevenoaks District remains constant at 1%²⁷. In contrast, 88% of frequent visitors and over 80% of dog walkers come from Wealden or Mid-Sussex;
 - Focussing further on '*frequent*' users (visiting at least once a week), only one of the respondents from Sevenoaks District (0.4%²⁸) was a frequent user. In contrast, 94% of frequent visitors came from Wealden or Mid-Sussex.
 - The closest settlement to the forest from which Sevenoaks resident visitors derived was Edenbridge, located 10.5 km from the SAC and SPA at its closest;
- 5.16 In 2021, the survey was updated once more. This survey identified that of 559 visitors surveyed, nine (1.6%) came from Sevenoaks district. All but one of these respondents visited the site infrequently (once a month or less). Therefore patterns of activity from Sevenoaks residents in 2021 were similar to those in earlier surveys, with residents of Sevenoaks making up a small proportion of visitors, which are dominated by residents of Wealden and Mid-Sussex Districts.
- 5.17 Given the very small proportion of visitors to Ashdown Forest from Sevenoaks and the infrequency of visits made by even these visitors, it is clear that Ashdown Forest is barely used for recreational activity by

²² Clarke RT, Sharp J & Liley D. 2010. Ashdown Forest Visitor Survey Data Analysis (Natural England Commissioned Reports, Number 048)

UE Associates and University of Brighton. 2009. Visitor Access Patterns on the Ashdown Forest: Recreational Use and Nature Conservation

²³ UE Associates. October 2011. Habitat Regulations Assessment for the Mid-Sussex District Plan

²⁴ Liley, D., Panter, C. & Blake, D. (2016). Ashdown Forest Visitor Survey 2016. Footprint Ecology Unpublished report.

²⁵ A total of 353 respondents out of a total of 434 responses. This is a relevant statistic because the third quartile (75%) is the most widely used basis across the UK to define the primary recreational zone around European sites for which mitigation for additional residents should automatically be provided.

²⁶ Excluding those who were on holiday or staying with friends or family

²⁷ 4 survey respondents out of 377 survey respondents who visited once a month or more frequently according to Tables 18 and 6 of the visitor survey report

²⁸ 1 out of 285 respondents who visited at least once a week according to Tables 18 and 6 of the visitor survey report

residents from the District. Even if all visitors from the district were mitigated it would have a negligible effect on the SAC/SPA.

5.18 Policies identified to provide for new development within the District are:

- Policy ST1 A Balanced Strategy for Growth;
- Policy ST2 Housing and Mixed Use Site Allocations;
- Policy GT1 Provision for the Gypsy and Traveller Community
- Policy EMP1 Delivering Economic Success
- Policy EMP2 Delivering New Employment Land

5.19 These policies primarily relate to sites which are all located at a significant distance from the SAC being more than 10km distant at their closest. However, a small proportion of the homes projected to be built within the District will be classed as unallocated windfall and therefore some *could* be located within 7km of Ashdown Forest SAC/SPA, the zone within which 78% of all visitors to the Forest derive. There is a single settlement (Cowden) located within the 7km zone of influence for Ashdown Forest SPA and SAC. No site allocations are proposed here and given the small size of this village it is likely that only small scale windfall planning applications may occur. These could, however, operate 'in combination' with development within 7km of the SAC/SPA set out in the Local Plans for Wealden District and Mid-Sussex District in particular.

5.20 In order to be consistent with other authorities, Sevenoaks District have therefore chosen to be precautionary and confirmed in Policy AF1 (Ashdown Forest) that a SAMMs contribution will be required for any windfall development within the 7km zone whilst also addressing the development's impact on the SAC/SPA. It is considered that, given the negligible contribution the district makes to visitor activity, a larger zone would capture a disproportionately large area of the district relative the contribution made by residents to recreational visits to the SAC/SPA.

5.21 There is strong reason to conclude that Sevenoaks District's contribution to recreational visitors to the SAC/SPA visitors is negligible. Moreover, given the locations of site allocations in the Local Plan (all a minimum of 11km from the SAC/SPA) the developments proposed by Sevenoaks DC are highly unlikely to contribute to an adverse effect even 'in combination'. Nonetheless, a precautionary policy is taken in Policy AF1 to ensure that any net new housing development in the closest part of the District to the SAC/SPA (i.e. within 7km) will contribute to the strategic mitigation approach being adopted by the Councils.

5.22 Therefore, as a result it can be concluded that the Local Plan will not result in an adverse effect on the integrity of the Ashdown Forest SPA site through disturbance either alone or in combination with other plans and projects.

6. Summary of Conclusions

Ashdown Forest SAC

Atmospheric pollution

- 6.1 The qualifying features of Ashdown Forest SAC comprise heathland habitat types, all of which are sensitive to air pollution. Moreover, the qualifying species of Ashdown Forest SPA, the nightjar and Dartford warbler, both somewhat rely on heathland habitat for foraging and breeding and are therefore indirectly impacted by increases in atmospheric pollution through changes to habitat.
- 6.2 Despite several significant roads, most notably the A22, A26 and A275, traversing the SAC, the Air Quality Modelling Report found that changes to roadside air quality within 200m of Ashdown Forest SAC and SPA as a result of the projected development outlined in the Sevenoaks Local Plan are expected to result in a negligible impact to the designated site's ecology. The modelling will be updated for the Regulation 19 Local Plan but it is expected that it will be possible to conclude that there will be no adverse effects upon the integrity of Ashdown Forest SAC and SPA as a result of increased atmospheric pollution resulting from the Sevenoaks District Local Plan.

Ashdown Forest SPA

Recreational pressure

- 6.3 Ashdown Forest SPA is vulnerable to recreational pressure because of the risk of reducing the breeding success of nightjar and Dartford warbler, which are ground nesting birds and the qualifying features of the SPA. However, Ashdown Forest is over 10.5 km from Edenbridge, the nearest large settlement in Sevenoaks District, and research suggests that a very small proportion of the visitors to Ashdown Forest are from Sevenoaks. Visitor surveys of Ashdown Forest carried out in summer 2016 and 2021 found that barely 1% of the total visitors and 0.4% of frequent visitors to Ashdown Forest SAC/SPA are residents of Sevenoaks District. Nonetheless, in order to be consistent with other authorities, Sevenoaks District have chosen to be precautionary and confirmed in Policy AF1 (Ashdown Forest) that a SAMMs contribution will be required for any windfall development within the 7km zone whilst also addressing the development's impact on the SAC/SPA.
- 6.4 Therefore, it can be concluded that there are no adverse effects upon the integrity of Ashdown Forest SAC and SPA as a result of increased recreational pressure resulting from the Sevenoaks District Local Plan.

Appendix A Initial Screening of Policies and Site Allocations

A.1 Screening of Plan Policies

6.5 Table 2 presents an HRA screening assessment of all the policies within the Local Plan. Where policies have been coloured green in the 'HRA implications' column, this indicates that the policy does not contain potential impact pathways linking to European designated sites and has been screened out from further consideration. Where policies have been coloured orange in the 'HRA implications' column, this indicates that the policy provides for potential impact pathways linking to European designated sites and has been screened in for further consideration in this report.

Table 2 Screening Assessment of Local Plan Development Management Policies

Policy number/ name	Policy detail	HRA implications
Policy ST1 – A Balanced Strategy for Growth	<p>Policy outlines the strategy for balanced growth within the district until 2040. It aims to ensure that at least 712 dwellings pa, and 5.7 ha of employment land are developed, supported by strategic infrastructure and services;</p> <p>Policy states that development should be focused within existing settlements with particular focus on sites that are close to services and have good access. Major schemes must make efficient use of land.</p> <p>Development proposals will be expected to comply with the place-making proposals and priorities listed in the supporting text and Neighbourhood Plans.</p> <p>Development will focus on the four major towns with limited development in small settlements.</p> <p>Policy seeks to preserve the natural character and environment by preventing development on greenbelt land or that will harm the character of the Area of Outstanding Natural Beauty except in exceptional circumstances.</p>	<p>Possible HRA implications.</p> <p>This is a development management policy relating to the siting of new development.</p> <p>This policy controls either the quantum or location of new development. Therefore, an impact pathway may be present.</p>
Policy ST2 – Housing and Mixed Use Site Allocations	<p>Site allocations will provide for a range of housing types, density, mix and tenure.</p> <p>This policy allocates numerous sites for development.</p> <p>New dwellings in these allocations total: 1,774 in Sevenoaks, 288 in Swanley, 982 in Edenbridge, 45 in Westerham, 88 in New Ash Green (including 8 specialist units), 21 in Otford, 25 in Hartley and 204 in West Kingsdown</p> <p>This policy also details 2 options for further developments.</p> <p>Option 1 consists of 553 additional dwellings in Sevenoaks, 178 in Westerham and 145 in West Kingsdown.</p> <p>Option 2 consists of a single development of 2500 dwellings near Swanley.</p>	<p>Possible HRA implications.</p> <p>This is a development management policy relating to the siting of new development.</p> <p>This policy controls either the quantum or location of new development. Therefore, an impact pathway may be present.</p>

Policy number/ name	Policy detail	HRA implications														
<p>Policy H1 – Housing Mix</p>	<p>Policy outlines technical and design criteria for housing developments to ensure the delivery of a variety of house sizes and types:</p> <ul style="list-style-type: none"> Proposals should be informed by the dwelling mix profiles set out in the latest housing needs evidence where appropriate, unless it can be demonstrated that an alternative mix meets an identified need; For new built housing development, commit to delivering all homes to meet the M4(2) standard for accessible and adaptable homes; For new build schemes of 20 units or more, commit to delivering at least 5% of homes to meet the M4(3)b standard for wheelchair user dwellings, to be delivered as affordable housing for rent; Provide homes built to high sustainability standards with built-in resilience to climate change and fuel poverty, which contributes towards the Council’s Net Zero 2030 commitment and for the District to become Net Zero; and Proposals should meet the minimum nationally described space standards. <p>Self-Commissioned Homes</p> <p>Developments of 100 or more dwellings will be expected to provide at least 5% serviced plots for self-commissioned housing, including for self-build and community-led housing. Provision is to be informed by the latest evidence including the Council’s Self and Custom Build Register and Local Housing Needs Surveys. The inclusion of self-commissioned properties on smaller sites will also be encouraged.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the mix of housing types within development proposals. This policy does not control either the quantum or location of new development.</p> <p>There are no linking impact pathways present.</p>														
<p>Policy H2 – Provision of Affordable Housing</p>	<p>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.</p> <p>Proposals for new housing development will be required to contribute to the provision of affordable housing as follows:</p> <table border="1" data-bbox="311 1062 1673 1323"> <thead> <tr> <th>Number of new homes proposed (net)</th> <th>% affordable housing required</th> <th>Type of affordable housing to be provided</th> </tr> </thead> <tbody> <tr> <td>0-5</td> <td>0</td> <td>N/A</td> </tr> <tr> <td>6-9 (in Designated Rural Areas only)</td> <td>20%</td> <td>Financial Contribution</td> </tr> <tr> <td>10+ or >0.5Ha (on previously developed land)</td> <td>30%</td> <td rowspan="2">On site (unless the Council advises that a financial contribution is more appropriate)</td> </tr> <tr> <td>10+ or >0.5Ha (on greenfield land)</td> <td>40%</td> </tr> </tbody> </table> <p>Where the provision of on-site affordable housing applies, the recommended tenure split should reflect the latest housing needs</p>	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 >0.5Ha (on previously developed land)	30%	On site (unless the Council advises that a financial contribution is more appropriate)	10+ or >0.5Ha (on greenfield land)	40%	<p>No HRA implications.</p> <p>This is a development management policy relating to the proportion of housing within developments that must be offered as affordable housing.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Number of new homes proposed (net)	% affordable housing required	Type of affordable housing to be provided														
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10+ or >0.5Ha (on greenfield land)	40%															

Policy number/ name	Policy detail	HRA implications
	<p>evidence.</p> <p>First Homes should be offered at a discount of 30% 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 by the Council:</p> <ol style="list-style-type: none"> 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. <p>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 is 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 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.</p>	
<p>Policy H3 – Housing in Rural Areas</p>	<p>Proposals for new housing development in rural areas that meet a specific local need will be required to meet the following criteria to be permitted as an exception to other Local Plan policies:</p> <ul style="list-style-type: none"> • The local need has been identified in an up to date local housing needs survey; • The local need identified cannot be met by any other means through the development of non-Green Belt sites within the parish or, where appropriate, in the adjacent parish; and • A thorough site options appraisal has been carried out. <p>The Council expects rural exception housing schemes to provide 100% local needs housing to meet identified needs. However, on the occasion it can be demonstrated that a wholly local needs housing scheme is not viable or deliverable, and the Council agrees, it is expected that the market housing for sale will be used, in the first instance, to meet identified needs including housing for local essential workers, older people, plots for self-build and co-housing.</p> <p>Proposals for up to 100% self-commissioned housing will be considered on rural exception sites where it can be demonstrated</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to requirements for housing in rural areas.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	as meeting an identified local housing need.	
Policy H4 – Housing for Older People	<p>Proposals for new retirement housing are required to meet the following technical and design criteria, in addition to the criteria set out in the Housing Mix policy:</p> <ul style="list-style-type: none"> • Proposals should reflect the latest evidence on older persons housing needs set out in the latest housing evidence. Alternative methods of assessment will not be considered appropriate; • Be within sustainability located and well-connected areas of the District, where there is easy access to shops, community facilities including healthcare, public transport and other services appropriate to the needs of the future occupiers.; • Be located in rural villages where an up to date local housing needs survey identifies a local need for older persons accommodation; • Incorporate the latest HAPPI (Housing our Ageing Population Panel for Innovation) design principles, where possible, in order to offer attractive alternatives to the current home; • Incorporate an accessible lift in flatted developments of 2 or more storeys; • Provide access to private and/or communal outdoor space; and • 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. <p>Developments of 50 or more dwellings, in appropriate locations subject to the criteria above, will be expected to provide units for older people. This is to be informed by the latest evidence including up-to-date Local Housing Needs Surveys. The inclusion of housing for older people on smaller sites is also encouraged.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the design criteria for housing for older people.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy H5 – Build to Rent	<p>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 Housing Mix policy:</p> <ul style="list-style-type: none"> • 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; • Meet the definition of Build to Rent as set out in the glossary; • 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; • Provide high quality homes built to high sustainability standards with built-in resilience to climate change and fuel 	<p>No HRA implications.</p> <p>This is a development management policy relating to build to rent schemes.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications																
	<p>poverty, which contributes towards addressing the challenge of climate change; and</p> <ul style="list-style-type: none"> Wherever possible incorporate public realm improvements to the benefit of the wider community. <p>Proposals of 100 units or more, within the built up areas of Sevenoaks, Swanley and Edenbridge, will be expected to provide Build to Rent units, where appropriate and in line with the above criteria. The inclusion of Build to Rent units on smaller sites is also encouraged.</p>																	
<p>Policy H6 – Smaller Sites</p>	<p>Proposals for new housing development on qualifying sites (no larger than 1 hectare) will be required to meet the following technical and design criteria:</p> <ul style="list-style-type: none"> The proposal demonstrates that it makes the best and most efficient use of land, utilising higher densities where appropriate, whilst also contributing to the creation of healthy spaces with improved connectivity; The proposal meets identified development needs and contributes towards the delivery of different types and sizes of new homes; Any loss of use is robustly evidenced and reprovided where required; and <p>Provides high quality homes built to high sustainability standards with built-in resilience to climate change and fuel poverty, which contributes towards the Council’s Net Zero 2030 commitment and for the District to become Net Zero.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the development of small sites.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>																
<p>Policy H7 – Housing Density and Intensification</p>	<p>Proposals for new housing development should explore the opportunities to achieve higher densities. Proposals are expected adhere to the following guidelines, where they can be achieved without a detrimental impact on local character or amenity:</p> <ul style="list-style-type: none"> In highly sustainable locations including town centre locations and close to transport hubs, densities in excess of 150 dwellings per hectare should be achieved; In existing built up areas, densities of 50-150 dwellings per hectare should be achieved; and <p>At the edge of the built up areas, densities of 40-60 dwellings per hectare should be achieved.</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the density of housing.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>																
<p>Policy GT1 – Provision for the Gypsy and Traveller Community</p>	<p>The following sites are proposed to be allocated for Gypsy and Traveller pitches.</p> <table border="1" data-bbox="309 1177 1675 1394"> <thead> <tr> <th>Site Ref</th> <th>Address</th> <th>Proposed Additional Permanent Pitches</th> <th>Total pitches on site (existing and proposed)</th> </tr> </thead> <tbody> <tr> <td>GT1-1</td> <td>Seven Acres Farm, Edenbridge</td> <td>5</td> <td>15</td> </tr> <tr> <td>GT1-2</td> <td>Station Court, Sevenoaks Road, Knockholt</td> <td>12</td> <td>16</td> </tr> <tr> <td>GT1-3</td> <td>Mead Road, Edenbridge</td> <td>5</td> <td>5</td> </tr> </tbody> </table>	Site Ref	Address	Proposed Additional Permanent Pitches	Total pitches on site (existing and proposed)	GT1-1	Seven Acres Farm, Edenbridge	5	15	GT1-2	Station Court, Sevenoaks Road, Knockholt	12	16	GT1-3	Mead Road, Edenbridge	5	5	<p>HRA implications.</p> <p>This is policy sets out the scale and location of gypsy and traveller development in Sevenoaks district.</p>
Site Ref	Address	Proposed Additional Permanent Pitches	Total pitches on site (existing and proposed)															
GT1-1	Seven Acres Farm, Edenbridge	5	15															
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GT1-3	Mead Road, Edenbridge	5	5															

Policy number/ name	Policy detail	HRA implications
<p>Policy GT2 – Gypsy and Traveller Accomodation</p>	<p>Accommodation for Gypsy and Travellers and transit pitches must take account of the policies within the Local Plan and should take account of the following criteria:</p> <ul style="list-style-type: none"> • The site should be located close to services and facilities and access to public transport. Sites within or adjacent to towns or service settlements, as defined by the Settlement Hierarchy, will be preferred; • The site will provide an acceptable living environment for future occupants in terms of size, noise and air quality and is not located within an area likely to flood; • Safe and convenient vehicular, pedestrian and cycle access can be provided to the site; • The development will minimise the potential impacts on the surrounding character, landscape, including in Areas of Outstanding Natural Beauty, and biodiversity; and <p>Associated buildings, including amenity blocks, must be proportionate in scale and bulk to the pitches proposed.</p>	<p>No HRA implications.</p> <p>This is a development management policy listing criteria for the development of Gypsy and Traveller pitches.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy EMP1 – Delivering Economic Success</p>	<p>This policy seeks to build a strong, competitive economy by:</p> <ul style="list-style-type: none"> • Delivering a minimum of 5.7 hectares of additional land to meet employment needs; • Retaining, intensifying and expanding employment land; • Enabling the delivery of flexible and creative workspace and co-location where appropriate; • Strengthening and diversifying the rural economy; • Maintaining and enhancing our tourism offer; and • Cultivating resilience in our town centres. <p>Measures to achieve this, amongst others, should include:</p> <ul style="list-style-type: none"> • Promoting locational strengths, including the proximity to London; • Working with local partners; • Making the best use of public transport and links and seeking to improve those links where possible; • Developing walking and cycling networks and other means of active travel; • Ensuring the economy is flexible enough to adapt to emerging trends; • Promoting the benefits of the transition to a low carbon, circular economy; and • Championing emerging technologies and economic sectors currently under-represented in the District. 	<p>Possible HRA implications.</p> <p>This is a development management policy relating to the provision of employment space within the district.</p> <p>This policy controls the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy EMP2 – Delivering New</p>	<p>The policy seeks to allocate sites to deliver a minimum of 5.7 hectares of additional land to meet employment needs. Planning applications for development on these sites will be assessed against all relevant policies in the plan but will be expected to make the most efficient use of land in a manner that is flexible and able to respond to longer term economic trends. The potential site allocations are:</p>	<p>Possible HRA implications.</p> <p>This is a development management policy relating to the</p>

Policy number/ name	Policy detail				HRA implications
Employment Land	<u>Mixed-use sites</u>				provision of employment space within the district. This policy controls the quantum or location of new development. There are no linking impact pathways present.
	Site Ref	Site Address	Employment floorspace as submitted by promotor (ha)	Urban/Green Belt/AONB	
	BASELINE SITES				
	7	Land East of High Street, Sevenoaks	0.1	Urban	
	12	Delivery & Post Office / BT Exchange, South Park, Sevenoaks	TBC	Urban (ADMP Allocation)	
	34	New Ash Green Village Centre	TBC	Urban (ADMP Allocation)	
	20	Land North and South of Maidstone Road, Swanley	3	Green Belt	
	26	Land at Breezehurst Farm, Crouch House Road, Edenbridge	1.4	Green Belt	
	OPTION 1 SITES				
	48	Land at Wolfe Westerham, 190 London Road, Westerham	1.81	Green Belt and AONB	
	OPTION 2 SITES				
	51	Pedham Place, London Road, Swanley	4.9	Green Belt and AONB	
	<u>Employment only sites</u>				

Policy number/ name	Policy detail				HRA implications																																														
	<table border="1" data-bbox="315 347 1514 718"> <thead> <tr> <th colspan="4" data-bbox="315 347 1514 395">BASELINE SITES</th> </tr> </thead> <tbody> <tr> <td data-bbox="315 395 618 504">TBC</td> <td data-bbox="618 395 913 504">Land at Bartram Farm and adjacent to Vestry Road, Sevenoaks</td> <td data-bbox="913 395 1211 504">1.33</td> <td data-bbox="1211 395 1514 504">Green Belt</td> </tr> <tr> <td data-bbox="315 504 618 643">TBC</td> <td data-bbox="618 504 913 643">Land at Upper Hockenden Farm, Maidstone Road, Swanley</td> <td data-bbox="913 504 1211 643">0.4</td> <td data-bbox="1211 504 1514 643">Green Belt</td> </tr> <tr> <td data-bbox="315 643 618 718">TBC</td> <td data-bbox="618 643 913 718">Otford Road depot, Otford Road, Sevenoaks</td> <td data-bbox="913 643 1211 718">0.75</td> <td data-bbox="1211 643 1514 718">Green Belt</td> </tr> </tbody> </table> <p data-bbox="315 751 1585 778">For explanations of the site options, please see the Development Strategy. The potential total employment floorspace is:</p> <table border="1" data-bbox="315 815 1514 1345"> <thead> <tr> <th data-bbox="315 815 555 874"></th> <th data-bbox="555 815 792 874">Baseline</th> <th data-bbox="792 815 1032 874">Option 1 'AONB'</th> <th data-bbox="1032 815 1272 874">Option 2 'New Settlement'</th> <th data-bbox="1272 815 1514 874">Option 3 'Combined'</th> </tr> </thead> <tbody> <tr> <td data-bbox="315 874 555 1027">Suitable sites in settlements / edge of higher-tier settlements (Green Belt)</td> <td data-bbox="555 874 792 1027">4.5</td> <td data-bbox="792 874 1032 1027">4.5</td> <td data-bbox="1032 874 1272 1027">4.5</td> <td data-bbox="1272 874 1514 1027">4.5</td> </tr> <tr> <td data-bbox="315 1027 555 1086">ADMP Allocations (Carried forwards)</td> <td data-bbox="555 1027 792 1086">TBC</td> <td data-bbox="792 1027 1032 1086">TBC</td> <td data-bbox="1032 1027 1272 1086">TBC</td> <td data-bbox="1272 1027 1514 1086">TBC</td> </tr> <tr> <td data-bbox="315 1086 555 1211">AONB sites on the edge of higher-tier settlements (Green Belt)</td> <td data-bbox="555 1086 792 1211">N/A</td> <td data-bbox="792 1086 1032 1211">1.81</td> <td data-bbox="1032 1086 1272 1211">N/A</td> <td data-bbox="1272 1086 1514 1211">1.81</td> </tr> <tr> <td data-bbox="315 1211 555 1302">Standalone Settlement (Green Belt)</td> <td data-bbox="555 1211 792 1302">N/A</td> <td data-bbox="792 1211 1032 1302">N/A</td> <td data-bbox="1032 1211 1272 1302">4.9</td> <td data-bbox="1272 1211 1514 1302">4.9</td> </tr> <tr> <td data-bbox="315 1302 555 1345">Total</td> <td data-bbox="555 1302 792 1345">TBC</td> <td data-bbox="792 1302 1032 1345">TBC</td> <td data-bbox="1032 1302 1272 1345">TBC</td> <td data-bbox="1272 1302 1514 1345">TBC</td> </tr> </tbody> </table>				BASELINE SITES				TBC	Land at Bartram Farm and adjacent to Vestry Road, Sevenoaks	1.33	Green Belt	TBC	Land at Upper Hockenden Farm, Maidstone Road, Swanley	0.4	Green Belt	TBC	Otford Road depot, Otford Road, Sevenoaks	0.75	Green Belt		Baseline	Option 1 'AONB'	Option 2 'New Settlement'	Option 3 'Combined'	Suitable sites in settlements / edge of higher-tier settlements (Green Belt)	4.5	4.5	4.5	4.5	ADMP Allocations (Carried forwards)	TBC	TBC	TBC	TBC	AONB sites on the edge of higher-tier settlements (Green Belt)	N/A	1.81	N/A	1.81	Standalone Settlement (Green Belt)	N/A	N/A	4.9	4.9	Total	TBC	TBC	TBC	TBC	
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Policy number/ name	Policy detail	HRA implications
	<p>Proposals for new employment land outside of allocated sites but within the 4 towns and 4 service settlements as shown on the proposals map, will be permitted where:</p> <ul style="list-style-type: none"> • There would be no unacceptable loss of an existing use important to the community or another part of the economy; • It would enable the regeneration or most efficient use of land; • It would be well-located to, or enable improvements to, public transport and active travel links; • It would provide flexible and creative workspace or the suitable co-location of uses in accordance with Policy EMP4; and • The proposal would be appropriate for the location and give rise to no significant highways or amenity harm. 	
<p>Policy EMP3 – Retaining and Optimising Existing Employment Land</p>	<p>This policy seeks to maintain and enhance a strong and diverse supply of employment land. On land in existing employment use, there will be a presumption in favour of retaining that use unless it has been identified as being suitable for a non-employment use in the Local Plan or its supporting evidence. Proposals seeking to partially or wholly redevelop or convert existing employment land to non-employment uses will only be permitted where robust evidence is provided demonstrating that:</p> <ul style="list-style-type: none"> • In the case if a partial redevelopment or conversion, there would be an overall increase in employment capacity due to the optimisation of the remainder of the land; or • It is demonstrated that the land is unlikely to be taken up for its continued use by another owner/occupier having completed a thorough marketing exercise at a price reflective of the current market and for a specified period at the existing use and other suitable business uses. For allocated employment sites, the specified period will be at least 1 year, and for non-allocated sites, at least 6 months. In both cases, this should have been carried out immediately prior to the submission of an application and at a time when the land is, or soon will be, available. Marketing evidence should include examples of adverts, dates and information on any interest received and why this was not pursued. It should also have addressed the potential demand from both the freehold and leasehold markets; and • The land is not suitable or viable for its continued use by the current owner/occupier; and • The loss of the existing use would not negatively impact the local economy. <p>Where such evidence is provided, proposals must have considered alternative uses in the following order:</p> <ul style="list-style-type: none"> • Other business uses. • All other non-residential employment-generating uses. • Residential employment generating uses (C1, C2). • A mixture if residential and employment-generating uses. • A wholly residential scheme (C3). <p>Proposals for the redevelopment, reconfiguration and intensification of existing employment land into modified employment uses</p>	<p>No HRA implications.</p> <p>This is a development management policy relating to the retention of existing employment land.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>will be permitted where this would:</p> <ul style="list-style-type: none"> • Benefit the local economy and contribute to the aims of Policy EMP1; • Facilitate the regeneration or most efficient use of land; • Optimise the overall employment capacity of the site; • Deliver flexible or creative workspace and consider the co-location of uses; and • Be appropriate to the location and have no significant highways and amenity impacts; or 	
<p>Policy EMP4 – Flexible and Creative Workspace and Co-location</p>	<p>This policy seeks to enable and encourage flexible and creative workspace, and co-location.</p> <ul style="list-style-type: none"> • Proposals for flexible and creative workspace aimed at start-ups, SMEs, homeworkers and creative industries will be supported where in accordance with Policy EMP1, 2 and 3 and where it can be adapted to meet changing occupier demands. • Proposals for live-work units will be supported within our 4 towns and 4 service settlements where the use is compatible with surrounding uses. • Proposals for major commercial development should include an element of flexible and/or creative workspace unless it can be demonstrated that the whole site is required for specific uses. • Proposals for the co-location of commercial and residential uses will be supported where this would make most efficient use of land and: <ul style="list-style-type: none"> • Be safe and secure for all occupiers; • Be well designed, particularly in terms of layout, orientation and access/servicing needs; • The quality of housing accords with all other relevant policies; • There are no unacceptable highway impacts • There are no unacceptable amenity impacts, particularly in terms of air quality and noise. 	<p>No HRA implications.</p> <p>This is a development management policy relating to co-located and flexible workspaces.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy EMP5 – The Rural Economy</p>	<p>The policy seeks to support, grow and diversify the rural economy. Proposals will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> • For the diversification of agricultural or other land-based businesses, there will be no severance or disruption to the remaining holding and there would be no requirement for additional buildings to continue existing operations as a result of the reuse of existing buildings for other uses; or • They reuse or convert existing buildings. Limited alterations and extensions to existing buildings may be permitted where of an appropriate scale, layout and design, responding positively to the character of the existing buildings, the landscape and the purpose of the Green Belt. New buildings will not be permitted except in very special circumstances where justified by benefits which would very clearly outweigh the harm to the Green Belt; and • They would infill or redevelop previously developed land. New development will only be permitted where it will have no greater impact on the openness of the Green Belt than the existing development; and 	<p>No HRA implications.</p> <p>This is a development management policy relating development supporting the rural economy.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<ul style="list-style-type: none"> • They will generate new economic activity appropriate to its rural location with particular regard to Areas of Outstanding Natural Beauty and the Green Belt; and • There will be no unacceptable impact on the local highway network or traffic generation incompatible with the rural character of the area; and • There will be no unacceptable impact on the amenity of any surrounding uses; and • Opportunities will be taken to make the location more sustainable such as through improving access by foot, cycling, or public transport, particularly in the 'last mile'. 	
<p>Policy EMP6 – Tourism and the Visitor Economy</p>	<p>This policy seeks to retain and support the provision of tourist attractions, facilities and accommodation. The change of use of existing tourist attractions and facilities will not be permitted unless it can be demonstrated that the use is no longer required, and the site is unlikely to be reused or redeveloped for visitor purposes. To demonstrate this, robust evidence must be provided demonstrating that:</p> <ul style="list-style-type: none"> • The facility has been well promoted as an operational tourist facility over the last 3 years or number of years trading if less; and • The site has been thoroughly marketed for sale for at least one continuous year in its existing use or alternative visitor uses at a price reflective of the current market; and • A comprehensive business plan has been implemented without success and that the continued use is subsequently not financially viable. <p>The change of use of visitor accommodation will be assessed in accordance with Policy EMP3. Where these criteria are satisfied, proposals must have considered alternative uses in the following order:</p> <ul style="list-style-type: none"> • Other visitor uses. • Business uses. • All other non-residential employment-generating uses. • Residential employment generating uses (C1, C2). • A mixture if residential and employment-generating uses. • A wholly residential scheme (C3). <p>Proposals for the expansion and improvement of, and new tourist attractions, facilities and accommodation in the 4 towns and 4 service settlements will be permitted where:</p> <ul style="list-style-type: none"> • The location is or can be made readily accessible by sustainable transport modes such as walking, cycling and public transport. Proposals should seek opportunities to improve such transport links, particularly 'last mile' links; and • There is no unacceptable highways or amenity harm; and • It contributes to the diversification of sites in the Disitrcit where needs are not being met by existing facilities in the 	<p>No HRA implications.</p> <p>This is a development management policy relating to tourist attractions and facilities. This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>locality or where able to increase facilities available to local communities as well as visitors. For rural locations, proposals will be considered in accordance with Policy EMP5.</p>	
<p>Policy TLC1 – Town and Local Centres (Strategic Policy)</p>	<p>This policy seeks to support our defined town and local centres to ensure they remain at the heart of our local communities, as a key location for retail, leisure, employment and a wide range of other services and facilities.</p> <ol style="list-style-type: none"> 1. The unique characteristics of each of the town centres should be promoted to allow them to thrive and form a network of complementary centres, which provide for the needs of the District. Development proposals will be expected to demonstrate how they have taken into account place-making proposals for the relevant centres, as set out in the subsequent policies in this chapter and relevant Neighbourhood Plans. 2. Town centres remain the focus for retail, leisure and other town centre activities, bringing people together in accessible locations to meet their needs. The Council supports a ‘town centres first’ approach, to ensure town centre uses are conveniently clustered together within defined town centre boundaries, and retail provision is maintained within the primary shopping areas. New development for town centre uses should be located within defined town centre boundaries, and loss of town centres uses within the primary shopping areas will be resisted where possible; 3. Town centre uses (retail and leisure) proposed outside of the defined town centre boundaries, will be subject to the sequential test, to ensure all sequentially preferable locations are assessed in terms of their suitability and availability. An impact assessment will be required for any retail and leisure development with a floorspace of 500sqm gross or above outside of defined town centre boundaries. 4. Town centre proposals which include a proportion of residential floorspace will be supported, to provide customer footfall within the town centre, provided that the residential element is not at ground floor level within the primary shopping area, other than that which falls under permitted development. 5. Local centres provide for the day-to-day needs of the communities which they serve. The Council will resist the loss of shops and services from defined local centres where they are serving a local need, particularly where they are considered ‘key’ sustainable services in the Settlement Hierarchy, unless it is thoroughly demonstrated that the use is no longer suitable, in accordance with Policy EMP3. 6. Where strategic sites are proposed (100 units and above), it is expected that new small-scale convenience retail will be included within the site, to promote sustainable services which can be easily accessed on foot or cycle. 7. Town centre development, particularly where it includes work within the public realm, will be expected to meet the following criteria, where appropriate: <ol style="list-style-type: none"> i. Development should be of the highest quality sustainable design to tackle the challenge of climate change, in accordance with Policy CC2. ii. Development should be accessible, promoting walking/cycling and public transport use, with adequate parking, EV and cycling infrastructure and car clubs iii. Development should promote health and well-being, including community space/green space 	<p>No HRA implications.</p> <p>This is a strategic policy relating to the use and characters of town and local centres.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
<p>Policy TLC2 – Town Centres – Hot Food Takeaways and Evening Economy</p>	<p>This policy aims to ensure town centres are healthy and vibrant places to enjoy</p> <ol style="list-style-type: none"> 1. Applications for new ‘fast food’ hot food takeaways: <ul style="list-style-type: none"> • should not lead to an overconcentration of these uses within any one individual locality. Planning permission will not normally be granted for hot food takeaway use where the number of approved establishments, within the ward, equals or exceeds the UK national average, per 100,000 population. • should include the provision of bins in the immediate vicinity to reduce littering in the public realm 2. Proposals related to the evening economy should: <ol style="list-style-type: none"> I.Be consistent with the Council’s Town Centre Strategy and Neighbourhood Plan; II.Complement existing uses in the surrounding area and mitigate/prevent any adverse impacts on the amenity and continued operation of these uses; III.Demonstrate there would not be a significant adverse effect on amenity or function, particularly impacts on residential uses; IV.Promote access via sustainable modes of transport and avoid reliance on private vehicular transport, including private hire vehicles; and V.Consider the potential for allowing daytime uses to activate the space, including on a meanwhile basis, where the use is only intended to operate during evening/night-time hours. 	<p>No HRA implications.</p> <p>This is a development management policy relating to takeaways and evening economy proposals.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy SEV1 – Sevenoaks Town Centre</p>	<p>The Sevenoaks Town Neighbourhood Plan was adopted in May 2023. It is structured around six key themes and focuses on enhancing gateway points to the town, creating new open spaces and community facilities, promoting active travel and developing a cultural quarter in the town. The Plan offers support and guidance for 13 key sites. Development proposals for Sevenoaks Town will need to demonstrate how they support the delivery of this Plan.</p> <p>Over the plan period, proposals for Sevenoaks Town Centre should focus on:</p> <ol style="list-style-type: none"> 1. Raising the profile of its best assets - its historic town centre, array of independent shops and the impressive Knole; 2. Expansion of its cultural scene and diversifying the town’s offer to match other prominent towns, including more activities in the evening; and 3. An inclusive town centre - widening the leisure offer and providing new homes that support different income levels and life stages. <p>2. The following potential projects and development opportunities have been identified to help realise the future vision for Sevenoaks Town Centre. For further details of each of these projects, including delivery considerations, please see the Town Centres Strategy and Neighbourhood Plan.</p> <ol style="list-style-type: none"> i.Strengthening connections to Knole Park; ii.Eastern town centre revitalisation; iii.High streets streetscape enhancement; 	<p>No HRA implications.</p> <p>This is a policy relating to Sevenoaks town centre and the Sevenoaks Town Neighbourhood Plan.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>iv.Improving station arrival; (see chapter one)</p> <p>Some of these projects will be delivered over a medium/long term time-frame, but more immediate projects, including softer high street interventions, can be delivered through UK Shared Prosperity Fund (UKSPF) programme, including supporting a Town Centre Officer role.</p>	
<p>Policy SWN1 – Swanley Town Centre</p>	<p>Swanley has recently prepared a draft Neighbourhood Plan for the town which is currently undergoing consultation and examination. The plan sets out that change will be accommodated in the town, to retain and improve the environment of the ‘semi-rural settlement’ and benefit its community. It seeks to do so by setting out policies allowing higher densities and guiding proposals for taller buildings, particularly within the Town Centre, and through support for a health and wellbeing centre, employment sites, and active travel measures, whilst including additional design guidance for Swanley Village.</p> <p>Over the plan period, proposals for Swanley Town Centre should focus on:</p> <ol style="list-style-type: none"> 1. A sustainable and welcoming market town that draws in residents and people from surrounding areas to come together and spend time; 2. An expanded retail offer with an emphasis on independents, food and drink, alongside an expanded community, leisure and civic offer; 3. A space for small businesses and co-working, and new homes of different types and tenures; and 4. High quality buildings and spaces that embrace and enhance Swanley’s character. 5. The following potential projects and development opportunities have been identified to help realise the future vision for Swanley Town Centre. For further details of each of these projects, including delivery considerations, please see the Town Centres Strategy and draft Swanley Neighbourhood Plan. <ol style="list-style-type: none"> i.Improving the arrival experience of the Town Centre; ii.Transforming town square and Asda Walk; iii.Rebalancing space for pedestrians; iv.New and enhanced station connections; v.Town Centre redevelopment – gradual; and vi.Adjacent civic and community uses opportunity, particularly in relation to health. 	<p>No HRA implications.</p> <p>This is a policy relating to Swanley town centre and the Swanley Neighbourhood Plan.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy EDN1 – Edenbridge Town Centre</p>	<p>Over the plan period, proposals for Edenbridge Town Centre should focus on:</p> <ol style="list-style-type: none"> 1. A flourishing town centre that celebrates its history through investment and renewal of its handsome and historic High Street; 2. A transformed Leathermarket area as a focus for markets, events and activity in the heart of the town; 3. An aspirational place where people stay when visiting the District’s attractions, with a variety of accommodation and a 	<p>No HRA implications.</p> <p>This is a policy relating to Edenbridge town centre.</p> <p>This policy does not control either</p>

Policy number/ name	Policy detail	HRA implications
	<p>stronger food, drink, cultural and leisure offer; and</p> <ol style="list-style-type: none"> 4. Sensitively enhancing connections to the river Eden with new activity alongside. <p>The following potential projects and development opportunities have been identified to help realise the future vision for Edenbridge Town Centre. For further details of each of these projects, including delivery considerations, please see the Town Centres Strategy.</p> <ol style="list-style-type: none"> 1. Redevelopment of the Leathermarket site; 2. Shopfront renewal 3. Sensitively enhanced river connections; 4. Improved pedestrian access into the town centre; 	<p>the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy WST1 – Westerham Town Centre</p>	<p>Over the plan period, proposals for Westerham Town Centre should focus on:</p> <ol style="list-style-type: none"> 1. Being a charming rural town that celebrates its history and that remains a desirable place to live, work and visit; 2. A broadened offer for all age groups and families; 3. Connections to the wider Darent Valley, and improved public realm to create enjoyable streets and spaces; and 4. Meaningful alternatives to car-based travel. <p>The following potential projects and development opportunities have been identified to help realise the future vision for Westerham Town Centre. For further details of each of these projects, including delivery considerations, please see the Town Centres Strategy.</p> <ol style="list-style-type: none"> i. Improving connections to the countryside – way-finding, paths and sustainable transport connections; and ii. A better visitor economy ('Sevenoaks – so much more') <p>High Street streetscape/public realm improvements, where space permits.</p>	<p>No HRA implications.</p> <p>This is a policy relating to Westerham town centre.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy NAG1 – New Ash Green Village Centre</p>	<p>Over the plan period, proposals for New Ash Green Village Centre should focus on:</p> <ol style="list-style-type: none"> 1. A vibrant heart to a thriving village community, with shops and businesses supported by a refreshed and well-maintained shopping centre; 2. Flexible space for small and creative businesses bringing more footfall to the centre, as well as new homes of different types, sizes and tenures; 3. A renewed public realm with new focal points for events and pop-up activity; 4. Improving the edges of the shopping centre to open it up and draw people in, including new buildings which turn to face outwards; and 5. Celebrating the centre's one-of-a-kind character and modernist SPAN architectural style. <p>The following potential projects and development opportunities have been identified to help realise the future vision for New Ash Green Village Centre. For further details of each of these projects, including delivery considerations, please see the Town</p>	<p>No HRA implications.</p> <p>This is a policy relating to New Ash Green Village centre.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>Centres Strategy.</p> <ul style="list-style-type: none"> i.Shopping centre edges; ii.Shopping centre public realm; iii.Upper storey improvements; iv.Connection to Longfield Station; and v.Footpaths and arrival experience. <p>The projects identified are intended as flexible interventions that allow for further development opportunities to be explored in the future, if desired. This includes better integration with uses just outside of the village centre. Any proposal for the centre should consider its unique history and built character, continuity for existing businesses and the community significance of the local centre.</p>	
<p>Policy CC1 – Mitigating and Adapting to the Impacts of Climate Change</p>	<p>This policy seeks to ensure that all development in the District mitigates and adapts to impacts of climate change by:</p> <ul style="list-style-type: none"> • Recognising and supporting the Council's commitment to reducing carbon emissions; • Adhering to the spatial strategy and delivering development in sustainable locations, which is well supported by, or capable of delivering better local services and facilities resulting in more sustainable movement patterns and communities; • Delivering more sustainable buildings which significantly reduce carbon emissions and are energy efficient, having regard to the Kent and Medway Energy and Low Emissions Strategy; • Delivering renewable and low carbon energy; • Offsetting carbon emissions and maximising opportunities for carbon sequestration; • Making the most efficient use of resources; • Avoiding areas at risk of flooding and reducing that risk where possible; and • Ensuring development is suitable for, and adaptable to a changing climate through innovative design. 	<p>No HRA implications.</p> <p>This is a policy relating to mitigation of and adaptation to climate change.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy CC2 – Low Carbon and Climate Resilient Development</p>	<p>This policy seeks to ensure that all development is built to significantly reduce and offset carbon emissions and be resilient to a changing climate as follows:</p> <ul style="list-style-type: none"> • As a minimum, all new residential development must achieve the reduction in regulated carbon emissions set out in current and future Building Regulations. Additionally, major residential development must achieve either a Home Quality Mark rating of 4 stars or Passivhaus certification. • Proposals for the conversion of existing buildings to 10 dwellings or more must achieve a BREEAM Domestic Refurbishment rating of 'Excellent'. • Major non-residential development must achieve a BREEAM New Construction rating of 'Excellent' and meet the maximum available water credits. Minor non-residential development must achieve a BREEAM New Construction rating of 	<p>No HRA implications.</p> <p>This is a development management policy designed to limit the carbon impact of development.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>'Very Good' as a minimum.</p> <ul style="list-style-type: none"> All proposals must demonstrate how the scheme has adopted a fabric first approach by minimising heat loss and maximising solar gain, shading and natural ventilation through design, orientation and layout. All proposals must minimise the embodied carbon of new development and should favour natural, reused, recycled or renewable materials which are sourced locally where possible. This should be demonstrated through the use of a recognised embodied carbon calculator. All proposals must demonstrate measures to minimise waste in the design, construction, use and life of buildings, and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting. All proposals should aim to increase buildings' lifespans, incorporate climate change adaption measures and be designed to allow for future adaptations as technologies develop. All proposals for major development must offset any remaining regulated carbon emissions through onsite carbon sequestration. Where it can be demonstrated that it is not feasible or practical to achieve this on site, carbon credits to the equivalent value may be purchased from projects within the District, or elsewhere only as a last resort. <p>For major development, the submission of Climate Impact Assessments will be the most effective way of setting out how this policy has been satisfied.</p>	
<p>Policy CC3 – Low carbon and Renewable Energy</p>	<p>This policy seeks to support and increase the use of low carbon and renewable energy generation, distribution and storage.</p> <ul style="list-style-type: none"> All major development should incorporate renewable and low carbon energy production to meet at least 10% of predicted total energy requirements (after CO₂ reductions from energy efficiency measures). Proposals for minor development are encouraged to demonstrate a commitment to low carbon and renewable energy generation and seek opportunities for innovation. <p>Proposals for low carbon, renewable and decentralised energy schemes will be encouraged and permitted provided that:</p> <ul style="list-style-type: none"> The development, either individually or cumulatively, would not result in significant adverse impacts, that cannot be satisfactorily addressed, on: <ul style="list-style-type: none"> The landscape and visual amenity; Residential amenity (such as from noise, odour, shadow flicker and glare); The local transport network; Biodiversity; and National designations and their settings such as the Greenbelt, AONBs, Conservation Areas and Listed Buildings. 	<p>No HRA implications.</p> <p>This is a development management policy encouraging the inclusion of low carbon and renewable energy technology in developments.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<ul style="list-style-type: none"> • Provision is made for the decommissioning of the infrastructure once operation has ceased, including the restoration of the site to its previous use. • Evidence is provided to demonstrate effective engagement with the Council and local community. • Preference is given to existing commercial and industrial premises, previously developed land or agricultural land that is not classified as best and most versatile. For proposals on agricultural land, it will be necessary to demonstrate that poorer quality land has been considered before higher quality, and that continued agricultural use has been explored. <p>A statement should be submitted alongside any planning application illustrating how the proposal complies with these criteria, any mitigation measures necessary and should be informed by a Landscape and Visual Impact Assessment where appropriate.</p>	
Policy W1 – Flood Risk	<p>This policy seeks to avoid inappropriate development in areas at risk from flooding and ensure that where development is necessary in such areas, it is made safe for its lifetime without increasing flood risk elsewhere.</p> <ul style="list-style-type: none"> • Development will only be permitted where: <ul style="list-style-type: none"> • It can be demonstrated that the site is safe from all sources of flooding, now and for the lifetime of the development, taking into account the effects of climate change; and • It does not materially displace flood water or increase flood risk elsewhere. • Where development is proposed within an area at risk of flooding from any source, it will be required to comply with national policy, including to: <ul style="list-style-type: none"> • Apply the sequential test by demonstrating that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding, and then apply the exception test as necessary; • Incorporate flood protection, resilience and mitigation measures appropriate to the nature and scale of the risk; • Incorporate measures which avoid an increase in flood risk, and where possible reduce the overall level of flood risk, both on the site and elsewhere; and • Provide for a safe means of access and egress in the event of a flood. • Site specific Flood Risk Assessments will be required, in accordance with the Council's Strategic Flood Risk Assessment, in the following circumstances: <ul style="list-style-type: none"> • For all proposals in Flood Zones 2 and 3; • For proposals in Flood Zone 1 of 1 hectare or greater, or where there is an identified critical drainage problem (these should include a surface water drainage strategy); • For proposals which may be subject to other sources of flooding such as surface water (including proposals which could affect or be affected by overland surface water flow routes); • For proposals where there may be the risk of a breach of a local defence; 	<p>No HRA implications.</p> <p>This is a development management policy relating to flood risk.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<ul style="list-style-type: none"> • Where there is an intention to discharge water to the catchment or assets of a water management authority; • Where evidence of historical or recent flood events have been provided to the Council; and • On land in the vicinity of a small watercourse or drainage features that might not have been demarcated as being in a flood zone in national mapping. • All proposals for major development will also require the submission of a suitable surface water drainage strategy. • Flood protection and mitigation measures, including sustainable drainage systems, should be multi-functional where possible and maximise opportunities for landscape, biodiversity and green blue infrastructure improvements. • Flood mitigation measures shall be installed and maintained in perpetuity at developers' own expense or put into a management company to ensure their long-term retention, maintenance and management. The provision of any other flood protection and resilience measures required will be informed by the Flood Risk Assessment. 	
Policy W2 – Sustainable Drainage	<p>This policy seeks to ensure that all development includes adequate drainage provision for the disposal of surface water from all sources to prevent adverse impacts on water quality and reduce flood risk.</p> <ul style="list-style-type: none"> • All development must include adequate drainage provision for the disposal of surface water from all sources, accounting for the latest climate change predictions. This should be an integral part of the design process and be in the form of Sustainable Drainage Systems (SuDS) unless demonstrated to be inappropriate. • SuDS should be designed to have multifunctional benefits, using a mixture of built and nature-based solutions to support other Local Plan policies relating to design, water management, biodiversity, blue green infrastructure, leisure, amenity and the landscape. • Proposals must demonstrate that clear arrangements have been established for the operation and maintenance of the SuDS for the lifetime of the development. • All drainage schemes must deliver a net reduction in runoff rates, mimic natural drainage flows as closely as possible and manage surface water as close to the source as possible. • All drainage schemes must follow the drainage hierarchy as follows: <ol style="list-style-type: none"> 1. Discharge into the ground, unless this would lead to the deterioration of groundwater quality in Source Protection Zones or vulnerability zones in accordance with Policy W3. 2. Discharge into a surface water body. 3. Discharge into a surface water sewer, highway drain or other drainage system. • Surface water will not be permitted to enter the foul water system. 	<p>No HRA implications.</p> <p>This is a development management policy relating to drainage.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy W3 – Water Management,	<p>This policy seeks to ensure that all development recognises that Sevenoaks District is in an area of serious water stress and includes water management measures as follows:</p> <ul style="list-style-type: none"> • All development must minimise the use of mains water, make the most efficient use of water and incorporate water 	<p>No HRA implications.</p> <p>This is a development management policy to ensure</p>

Policy number/ name	Policy detail	HRA implications
Stress and Efficiency	<p>saving measures and technologies such as rainwater harvesting and greywater recycling.</p> <ul style="list-style-type: none"> • All residential development must be built to ensure that wholesome water consumption is not greater than 110 liters per person per day. • All development must meet the standards set out within Policy CC2, which include water standards. • Development will only be permitted where it can be demonstrated that it would not result in the deterioration of the quantity or quality of ground and surface water resources. Where a site is within a groundwater Source Protection Zone, vulnerability zone, or where a significant adverse impact is likely, an appropriate site investigation and risk assessment will be required in consultation with the Environment Agency. <p>Development must, where appropriate, incorporate measures to protect and restore the physical state, biodiversity and natural function of watercourses, for example by using clear spanning bridges where crossing points are necessary to allow wildlife to continue to utilise the river corridor.</p>	<p>efficient water management.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy DE1 – Design Review Panel	<p>New development will be required to engage with the Design Review Panel. The following criteria for presentation will be applied;</p> <ul style="list-style-type: none"> · Residential developments of more than 10 new dwellings · Non-residential developments of more than 10,000 sq m of floor space (gross) · Mixed-use developments of an equivalent size · At the discretion of the Council, smaller developments which are otherwise significant (for example because of their complexity and/or sensitive location) 	<p>No HRA implications.</p> <p>This is a policy relating to design.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy DE2- Ensuring Design Quality	<p>New development will demonstrate that it adheres to the principles of the National Design Guide and the 10 characteristics of place. Development will have also reflect local character and distinctiveness taking into account the following documents:</p> <ul style="list-style-type: none"> · Sevenoaks District Character Study (DWCS) · Sevenoaks Landscape Character Assessment · The Kent Downs and The High Weald AONB Management Plans, where applicable · Neighbourhood Plan policies, where applicable · Kent Design Guide · Village Design Guides <p>New Development proposals of one or more units will also be required to submit a 3D digital model of the external envelop for inclusion in the 3D mapping tool of the District.</p>	<p>No HRA implications.</p> <p>This is a policy relating to design.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy DE4 – Design Codes	<p>New development will be required to produce a Design Code as part of the application process that will deliver a well-design sustainable place. This will be produced in accordance with the Guidance of the National Model Design Code and SDC methodology and developed in partnership with SDC and the local community.</p>	<p>No HRA implications.</p> <p>This is a policy relating to design.</p> <p>This policy does not control either the quantum or location of new</p>

Policy number/ name	Policy detail	HRA implications
		development. There are no linking impact pathways present.
Policy HW1 – Health and Wellbeing	<p>Proposals which support healthy living opportunities, promote social inclusion and improve community cohesion will be supported where they are in accordance with other relevant policies.</p> <p>To support healthy and safe communities, and reduce health inequalities, new development should:</p> <ul style="list-style-type: none"> • Be located within easy access to services and facilities; • Create opportunities for better active travel to including provision for safe cycle and pedestrian routes; • Be designed to minimise threats and improve public safety; and • Be designed to improve mental health and reduce loneliness and isolation. It is encouraged that schemes incorporate green and community spaces for social prescribing. <p>A Health Impact Assessment (HIA), setting out the expected impact on health, wellbeing and safety, will be required for the following new developments:</p> <ul style="list-style-type: none"> • All major housing developments of 10 units or more; • For non-residential developments containing any of the following uses: <ul style="list-style-type: none"> ○ Education facilities; ○ Health facilities; ○ Leisure or community facilities; ○ Publicly accessible open space; ○ Betting shops; ○ Hot food takeaways; ○ Restaurants; and • For any other uses that the Council considers to have a detrimental impact on physical or mental health (E.g. payday loan shops/vapour parlours/nightclubs). <p>Where unavoidable negative impacts on health, wellbeing and safety are identified, mitigation measures must be incorporated into the proposal.</p>	<p>No HRA implications.</p> <p>This is a development management policy encouraging development to support opportunities for social cohesion and healthy living.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy AQ1 – Air Quality	<p>New development should result in a positive or neutral impact on air quality for new residents, the existing surrounding area and other areas connected to the development. It is expected that proposals should:</p> <ul style="list-style-type: none"> • Ensure that onsite and offsite air quality issues are included when assessing the environmental impact of proposals; • Ensure that development which may have an adverse impact on air quality will be required to incorporate measures to reduce the impact to an acceptable level; • Ensure that suitable onsite and offsite mitigation measures are incorporated into the scheme, including a financial 	<p>No HRA implications.</p> <p>This is a development management policy to limit the impact of development on air quality.</p> <p>This policy does not control either</p>

Policy number/ name	Policy detail	HRA implications
	<p>contribution to strategic air quality improvement measures, if appropriate, such that future air quality is either improved or sustained at a level that would be achieved without the development; and</p> <ul style="list-style-type: none"> Require design and location of new development to take account of the need to improve air quality, in accordance with the District's Air Quality Action Plan. <p>An Air Quality Impact Assessment (AQIA) will be required for the following new developments:</p> <ul style="list-style-type: none"> All major housing developments of 10 units or more; All development proposed within an Air Quality Management Area (AQMA); and/or The development site is within 50 metres of a major road or heavily trafficked route. <p>Schemes where unacceptable impacts cannot be overcome by mitigation will be refused.</p>	<p>the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy HW2 – Noise and Vibration</p>	<p>Proposals which would result in, or be subject to, noise pollution and/or vibration should:</p> <ul style="list-style-type: none"> Ensure that new development provides adequate residential amenity for existing and future occupiers of the development with regards to noise and vibration; Safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not contribute to and avoid areas where occupiers of the development would be subject to excessive noise and vibration; and Ensure that development would not result in unacceptable noise and/or vibration levels from existing sources, which cannot be adequately mitigated. <p>Provide a Noise Impact Assessment, where the Council considers it necessary.</p>	<p>No HRA implications.</p> <p>This is a development management policy to limit the impact of noise and vibration from development.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy HEN1 – Protecting and Enhancing the Historic Environment</p>	<p>New development will preserve and enhance the District's historic environment through positive management of development affecting heritage assets, including change within the setting of heritage assets, to ensure they are conserved in a manner appropriate to their significance. Proposals for development will be required to make a positive contribution to the local character and distinctiveness, and respond sensitively to change within the historic environment, taking into account national planning policy and the following guidance:</p> <ol style="list-style-type: none"> Local Plan policies relating to design, heritage assets and landscape character; Relevant research to understand the significance of the historic environment and specific assets it contains, including the Kent Historic Environment Record (HER) as a minimum; Current best practice guidance produced by Historic England; and <p>Other principles set out in relevant local guidance, including the Kent Design SPD, Local List SPD, Sevenoaks District Historic Environment Review, Conservation Area Appraisals and Design Guidance, Sevenoaks Landscape Character Assessment, or any subsequent versions, and any historic environment guidance adopted by the Council.</p>	<p>No HRA implications.</p> <p>This is a development management policy to preserve heritage assets in the district.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
<p>Policy HEN2 –</p>	<p>Planning Statements, Design and Access Statements and/or Heritage Statements must demonstrate:</p>	<p>No HRA implications.</p>

Policy number/ name	Policy detail	HRA implications
Sensitivity Managing Change in the Historic Environment	<p>a. An identification and assessment of heritage assets, including an assessment and description of their significance, and the contribution of their setting;</p> <p>b. How this information has been used to inform proposals that sustain and enhance the historic environment and, where relevant, minimise and mitigate harm; and</p> <p>That new development responds positively to local historic character and preserves the significance of heritage assets.</p>	<p>This is a development management policy to preserve heritage assets in the district.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy HE3 – Archaeology	<p>Where an application is located within, or would affect an Area of Archaeological Potential or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.</p> <p>Whenever practicable, opportunities should be taken for the enhancement and interpretation of archaeological remains left in situ. Developers will be required to record any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and possible impact, and to make this evidence (and any archive generated) publicly accessible. This includes the recording of historic buildings where features will be lost through alteration or demolition.</p>	<p>No HRA implications.</p> <p>This is a development management policy to prevent damage to archeological sites.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy HE4 – Locally Listed Buildings and Assets	<p>Development affecting Locally Listed Buildings and Assets should have regard to the impact on the asset's significance and its setting and demonstrate that the significance of the asset and its conservation has informed the design of the proposed development.</p> <p>Permission will be given for those developments that secure the preservation and enhancement of Locally Listed Buildings and Assets and their settings in a manner appropriate to their significance.</p> <p>Schemes that show a positive commitment to retaining the asset, as an active part of the site will be encouraged. Development that would result in the loss of, or demonstrably harm the significance or setting of a Locally Listed Building or Asset, will be resisted, unless the proposed development has other public benefits that clearly outweigh the loss of, or harm to, the asset, or it can be demonstrated that there is no other feasible means of bringing a key development site forward.</p>	<p>No HRA implications.</p> <p>This is a development management policy regarding locally listed buildings.</p> <p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy HEN5 – Responding to Climate Change in the Historic	<p>Development should secure the conservation and continued beneficial use of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance.</p> <p>The conversion and change of use of heritage assets should preserve the significance of heritage assets and without significant alteration or change to character and appearance, or loss of historic fabric. Development for change of use or conversion of a</p>	<p>No HRA implications.</p> <p>This is a development management policy regarding conversion of heritage assets.</p> <p>This policy does not control either</p>

Policy number/ name	Policy detail	HRA implications
Environment	<p>heritage asset should demonstrate that the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building.</p> <p>Applications to improve the energy efficiency of historic buildings and mitigate and adapt to climate change will only be supported where they consider a whole building approach, informed by an understanding of the building performance, significance and all factors affecting energy use.</p> <p>Proposals will need to demonstrate that they are sensitively designed to avoid harm to the significance of heritage assets and their setting, having regard to other less harmful alternatives. Consideration should be given to the reversibility of any proposals.</p>	<p>the quantum or location of new development. There are no linking impact pathways present.</p>
Policy HEN6 – Shopfronts and Signage	<p>Historic shopfronts should be retained and restored where they are of historic or architectural merit and contribute to the character of a building or area. Opportunities should be taken for the enhancement of unsympathetic shopfronts within conservation areas. Applications for new shopfronts, or alteration to existing shopfronts and other forms of advertisement affecting heritage assets will be supported where the design, detailing, positioning, materials, colour, proportion and illumination respond positively to the character and design of the existing building and surroundings. This is both for the replacement of historic shopfronts and the enhancement of unsympathetic shopfronts and signage where they are to be replaced for historic buildings and areas.</p>	<p>No HRA implications. This is a development management policy regarding retention of historic shopfronts. This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy HE7 – Historic Parks and Gardens	<p>Planning permission will only be granted where it can be demonstrated that proposals:</p> <ol style="list-style-type: none"> Conserve and enhance the special interest, significance and settings of Historic Parks or Gardens, both registered or of local importance and historic landscapes; and would result in restoration of lost features where applicable; Respects the distinctive characteristics of existing designed or natural landscapes and would not harm the enjoyment, layout, design, character and appearance; and It can be demonstrated that any harm can be outweighed by public benefits commensurate to the level of harm arising. 	<p>No HRA implications. This is a development management policy regarding conservation of historic parks and gardens. This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>
Policy NE1 – Landscape and Areas of Outstanding Natural	<ul style="list-style-type: none"> The landscape character of the District’s countryside will be conserved and, where possible, enhanced. All proposals should have regard to the Sevenoaks Landscape Character Assessment and where applicable, any local landscape character assessment. <p>The Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest level of</p>	<p>No HRA implications. This is a development management policy ensuring protection for Areas of Outstanding Natural Beauty.</p>

Policy number/ name	Policy detail	HRA implications
Beauty	<p>protection.</p> <p>Proposals within or affecting the setting of the AONBs should conserve and enhance their landscape and natural beauty, having regard to the relevant Management Plan, associated supporting guidance, documents and position statements.</p> <p>Development within the AONBs should be landscape-led and its scale, layout and design, including use of materials and colours, should be appropriate, both singly and cumulatively, having regard to the historic pattern and character of development.</p> <p>Proposals within the setting of the AONBs should avoid or minimise adverse impacts on the designated area, including in relation to views into or out from the designated area, singly or cumulatively.</p> <p>Proposals within the AONB will be assessed against the following criteria:</p> <ul style="list-style-type: none"> • Proposals within or relating to a damaged landscape and/or feature should seek to improve the landscape and/or feature. • Proposals should have regard to and where appropriate and applicable, protect, conserve and/or restore locally distinctive patterns and species composition of natural features e.g. hedgerows. • Proposals should have regard to and where appropriate and applicable, protect, conserve, and/or restore the locally distinctive character of settlements, their settings and the relationship between built development and the natural landscape. • Proposals should protect visually sensitive skylines and geological and topographical features. • Proposals should have regard to and protect the landscape’s cultural, historic and heritage value. • Proposals should protect important views and visual amenity. • Proposals should protect tranquillity and remoteness, by avoiding light and noise pollution. <p>Enhancements may include but are not limited to:</p> <ul style="list-style-type: none"> • The removal or improvement of currently detrimental buildings or features; • Obscuring or distracting from negative features such as pylons, substations and major roads; • Supporting climate mitigation and resilience; • Restoring historic features and replacing existing materials with more appropriate and local materials; • Supporting the local economy by using local materials, including features reliant on local materials such as wood for biomass boilers, supporting new rural business etc.; • Restoring historic settlement patterns, historic field patterns or historic routeways; • Allowing new appropriate public access; • Restoring native planting and natural features including trees, hedgerows, meadows and grassland; • Improving tranquillity by reducing the existing impact of noise and lighting. <p>Major development proposals within the AONBs will only be permitted in exceptional circumstances and where it is</p>	<p>This policy does not control either the quantum or location of new development. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>demonstrated they are in the public interest. Proposals within the AONBs or their settings, which are likely to have a significant effect, should be informed by a Landscape and Visual Impact Assessment or Landscape Visual Appraisal as appropriate.</p>	
<p>Policy BW1 – Safeguarding Places for Wildlife and Nature</p>	<p><u>Designated Sites</u> Designated sites of importance for biodiversity will be protected in line with the hierarchy set down in the NPPF. Locally designated sites of importance for biodiversity will be protected from development which may result in an adverse effect, directly or indirectly, to its nature or geological conservation interest. Locally designated sites include:</p> <ul style="list-style-type: none"> • Local Wildlife Sites • Nature reserves including Local Nature Reserves, Roadside Nature Reserves and Kent Wildlife Trust Reserve • Local geological sites <p>The enhancement of biodiversity through the creation, enhancement, extension and management of sites locally will be supported.</p> <p><u>Blue Green Infrastructure</u> The District’s Blue Green Infrastructure (BGI) network will be protected. Proposals which maintain, restore and enhance the Blue Green Infrastructure network will be supported. Proposals for major development will be expected to identify, as a baseline, existing Blue Green Infrastructure features and its condition, on-site, off-site and links with the BGI network. Blue green infrastructure features include, but are not limited to:</p> <ul style="list-style-type: none"> • Open space • Green roofs and walls • Trees, hedges and hedgerows, including street trees • Sustainable drainage systems • Ponds, ditches and watercourses • Features for species e.g. bird boxes or nests <p>Development proposals on sites containing existing Blue Green Infrastructure will be expected to protect, retain and enhance existing blue and green infrastructure features. All development proposals are expected to maximise opportunities for the provision of new or additional BGI.</p> <p>Development proposals will be supported where the BGI has been fully considered, has taken account of the existing network, is suitable for the location, addressing local need, and includes new connections to the existing network, where possible and has had regard to and responded to appropriate and applicable strategies and evidence.</p>	<p>No HRA implications. This is an environmentally positive policy. There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>Any BGI should be multi-functional and supporting documentation should set out what functions it provides.</p> <p>Proposals will be expected to include details demonstrating how it will be maintained and managed, including how it will be funded, for the life of the development. Schemes and projects which would enhance the blue green infrastructure network will be supported.</p> <p><u>Partnership Working in the Natural Environment</u> Projects which provide improvements to the natural environment, strengthen the blue green infrastructure network, increase and improve public access, understanding and enjoyment, promote climate resilience and provide health benefits will be supported by the Council. This includes projects at both at the landscape scale, such as the Darent Valley Landscape Partnership Scheme and the Sevenoaks Greensands Commons Project, and at the local scale, such as woodland management projects, community led habitat management, health walks and wildlife/nature experiences, especially those which encourage children and young people to engage with the natural environment.</p> <p>We will continue to work with partners to develop projects. Partners include such as:</p> <ul style="list-style-type: none"> • The North West Kent Countryside Partnership; • Kent Wildlife Trust; • Kent Downs and High Weald AONB units; <p>There are emerging proposals around the Bough Beech reservoir and Bore Place sites (see figure 8.2), for potentially opening up Bough Beech reservoir to be more of a community resource. We will continue to work closely with both Bore Place and SES Water to enhance the linked sites for people and nature.</p> <p>This exciting project will play a part in delivering health and wellbeing (both physical and mental) over the plan period which is a central theme in this Plan. Nature and biodiversity and resilient employment are also local priorities, and this is likely to align well with many of the economic and environmental policies of the Council. Further information on this important site, which represents a significant opportunity for the District, will be included in subsequent versions of plan as it progresses towards adoption.</p>	
<p>Policy AF1 Ashdown Forest</p>	<p>All residential development resulting in a net increase in dwellings within the 7km zone of influence (see map) will be required to address visitor impact on Ashdown Forest, in line with the SAMM strategy, by means of a Strategic Access Management and Monitoring (SAMMs) contribution. and through provision of or contributions towards Suitable Alternative Natural Greenspace.</p>	<p>No HRA implications. This is a development management policy which relates to restricting development within a</p>

Policy number/ name	Policy detail	HRA implications
	<p>If any major development is adjacent or close to the zone, applications will be considered on a case-by-case basis to determine any additional mitigation requirements.</p> <p>Any proposals considered likely to have a significant adverse effect on the Ashdown Forest Special Protection Area (SPA) will not normally be permitted</p>	<p>7km radius of Ashdown Forest; this is a positive policy which aims to protect the forest.</p> <p>There are no linking impact pathways present.</p>
<p>Policy BW2 – Biodiversity in New Development</p>	<p>All proposals for new development (qualifying development), which are not exempted through regulations, must provide 20% biodiversity net gain.</p> <p>Proposals must:</p> <ul style="list-style-type: none"> • Demonstrate the pre-development biodiversity value of the site and the postdevelopment biodiversity value of the proposal and it must be measured using the latest version of the statutory biodiversity metric. • Demonstrate that the mitigation hierarchy (avoid, mitigate, compensate) as set out in the NPPF has been strictly applied. • Provide net gain on or adjacent to the application site, wherever possible. • Where off-site provision is proposed, clearly demonstrate and justify why it is not possible to provide all or even some of the biodiversity net gain on or adjacent to the application site. • Provide off-site biodiversity net gain units locally within Sevenoaks District and they should be delivered within or provide connections between areas of noted conservation value such as designated sites, priority habitats, Local Wildlife Sites, Nature Reserves and irreplaceable habitats. Regard should be had to the: <ul style="list-style-type: none"> ○ Interim Strategic Significance guidance (until the LNRS for Kent is published) ○ Local Nature Recovery Strategy for Kent (once published) • Use biodiversity credits from Natural England, or successors, as a last resort and it should be demonstrated why on-site and/or off-site biodiversity units cannot be secured. <p>A management and monitoring plan must be submitted and it must be demonstrated that the proposed creation, enhancement or restoration of habitat can be secured for a minimum of 30 years. An appropriate funding mechanism will need to be secured to include funding for the Council to cover the costs of long-term monitoring, where applicable.</p> <p>Proposals for new development which are exempt under the regulations are encouraged to achieve a measurable net gain in biodiversity.</p>	<p>No HRA implications.</p> <p>This is a development management policy which ensures a net gain in biodiversity from new development. This policy does not control the quanta or location of development.</p> <p>There are no linking impact pathways present.</p>
<p>Policy IN1 – Infrastructure Delivery</p>	<ol style="list-style-type: none"> 1. All new development must be served and supported by appropriate on and off-site infrastructure and services as identified in the Infrastructure Delivery Plan (IDP). 2. Development proposals will be required to take into account the capacity of existing infrastructure and to provide or contribute to the provision of infrastructure made necessary by the development, or where the development would result in a need for additional or improved infrastructure. This also includes retaining land for essential educational, community, 	<p>No HRA implications.</p> <p>This is a development management policy ensuring that development takes access to</p>

Policy number/ name	Policy detail	HRA implications
	<p>health, movement, flood defence and green and blue infrastructure.</p> <p>3. If the full infrastructure contribution cannot be delivered in order to mitigate the impact of development, the development will only be permitted where:</p> <ul style="list-style-type: none"> a. The applicant has submitted a viability appraisal that has been produced in accordance with national guidance and has been independently verified by the Council; b. The value of the planning obligations has been maximised having regard to likely viability; c. Where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional contributions are required if final development viability is better than anticipated in the viability assessment; and d. Following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations. <p>Where viability constraints can be demonstrated by evidence, the Council may consider prioritising contributions in line with the IDP and phasing developer contributions appropriately.</p> <p>The Council will work with partners including infrastructure and service providers and stakeholders, including neighbouring authorities, to ensure that the necessary physical, social and environmental infrastructure is provided to support development and help to ensure a high quality of life for residents and communities of all ages.</p>	<p>existing infrastructure into account. This policy does not control the quanta or location of development. There are no linking impact pathways present.</p>
<p>Policy OS1 – Open Space and Recreation</p>	<ul style="list-style-type: none"> 1. The District’s designated open spaces, as shown in Appendix XXX, will be retained for their current use and type of open space unless it can be demonstrated that the tests set out in national policy have been met. 2. All other open spaces of value to the local community, either through use or contribution to local character, will also be retained. It is expected that Local Green Spaces, as defined in national policy, will be designated through the Neighbourhood Plan process. <p>Development proposals will be required to incorporate good quality open space. Where an adequate quantity of open space exists in the local area, consideration may be given to improving the quality of the existing open space to benefit new and existing residents. All new or improved open space must include arrangements for long term maintenance and management.</p>	<p>No HRA implications. This is a development management policy protecting existing open space and requiring the inclusion of open space in developments. This policy does not control the quanta or location of development. There are no linking impact pathways present.</p>
<p>Policy OS2 – Children and Young People’s Play</p>	<ul style="list-style-type: none"> 1. All new housing developments, but excluding proposals for older persons accommodation, must include provision for children and young people’s play space. Proposals will be expected to apply, as a minimum, the below Fields in Trust requirements for the inclusion of equipped play space, unless it can be clearly demonstrated that this is not feasible or viable, in which case a lower level of provision can be provided as agreed with the Council. 	<p>No HRA implications. This is a development management policy ensuring provision of play space in new</p>

Policy number/ name	Policy detail	HRA implications																				
Space	<p style="text-align: center;">Fields in Trust Children and Play Space Standards</p> <table border="1" data-bbox="409 344 1514 624"> <thead> <tr> <th>Size of Development</th> <th>Local Area for Play (LAP)</th> <th>Locally Equipped Area for Play (LEAP)</th> <th>Neighbourhood Equipped Area for Play (NEAP)</th> </tr> </thead> <tbody> <tr> <td>5-10 dwellings</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">N/A</td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>11-200 dwellings</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">N/A</td> </tr> <tr> <td>201-500 dwellings</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Considered</td> </tr> <tr> <td>500+ dwellings</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table> <p>2. All new children and young people’s play space must be of high quality, include multiple pieces of attractive and engaging equipment including natural play, be accessible and inclusive to all users including those with special educational needs and disabilities, and appropriate to the location and the local community it serves to enable effective use.</p> <p>In cases where it can be demonstrated that it better meets local need, provision may be secured through the improvement and expansion of existing facilities within the local area, rather than new provision. This will be considered on a case by case basis for minor developments only.</p>	Size of Development	Local Area for Play (LAP)	Locally Equipped Area for Play (LEAP)	Neighbourhood Equipped Area for Play (NEAP)	5-10 dwellings	<input type="checkbox"/>	N/A	N/A	11-200 dwellings	<input type="checkbox"/>	<input type="checkbox"/>	N/A	201-500 dwellings	<input type="checkbox"/>	<input type="checkbox"/>	Considered	500+ dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>developments. This policy does not control the quanta or location of development.</p> <p>There are no linking impact pathways present.</p>
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500+ dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																			
Policy ED1 – Education	<p>Provision will be made for sufficient school places in the form of existing, expanded or new primary and secondary schools, together with special educational needs, early years and adult education facilities. All relevant development will be expected to contribute to these through developer contributions (via S106 or CIL) and/or the setting aside of land. We will continually work in conjunction with Kent County Council to determine any new provision, particularly in relation to the delivery of new secondary school places.</p>	<p>No HRA implications.</p> <p>This is a development management policy ensuring provision of education facilities. This policy does not control the quanta or location of development. There are no linking impact pathways present.</p>																				
Policy SL1 – Sports and Leisure Facilities	<p>The Council recognises the important role that high quality sporting facilities play in the District’s economy and in attracting visitors to the District.</p> <p>1. To help achieve the Council’s ambition to create a world class cluster of sporting facilities in the north of the District, proposals for new large scale sporting facilities will be supported, where:</p>	<p>No HRA implications.</p> <p>This is a development management policy encouraging appropriate sports and leisure facilities. This policy does not control the quanta or location of</p>																				

Policy number/ name	Policy detail	HRA implications
	<ul style="list-style-type: none"> a. They meet an identified need; b. They are sustainably located with good transport links and access; c. They create new local employment and skills opportunities and contribute to the local economy; d. They make a valuable contribution to the health and wellbeing of the local community; and e. They are in accordance with other relevant Local Plan policies. <p>2. The existing sport and leisure provision within the District will be retained, unless it can be demonstrated that the tests set out in national policy have been met. Any re-provision of sport and leisure facilities must take account of local needs and quality improvements. These include:</p> <ul style="list-style-type: none"> a. All indoor sports facilities including swimming pools; b. All sports pitches; c. Golf courses; d. Multi-use games areas; e. Outdoor gyms; and f. Playing fields and sites on educational establishments. <p>3. Any redevelopment of sports and leisure provision must prioritise other sport and leisure uses in the first instance, followed by other non-residential employment generating uses before a residential use.</p> <p>4. Proposals to improve the quality of the District's existing sport and leisure provision including playing pitches, indoor sports provision, as well as informal sports areas to provide facilities and access for all, will be supported. New playing pitches must be appropriately surfaced and capable of competition use unless not technically feasible. Pitch sizes should be informed by the updated Playing Pitch Strategy and constructed to FA recommended pitch size guidance.</p> <p>5. Proposals to increase the quantity of 'pay and play' provision and/or community access will be supported.</p> <p>6. New educational establishments must include facilities for community use and be subject to formal community use agreements.</p> <p>Development to support open space, sport or leisure facilities will be supported where it is ancillary to the overall use of the site and is in accordance with other relevant Local Plan policies.</p>	<p>development.</p> <p>There are no linking impact pathways present.</p>
Policy COM1		No HRA implications.

Policy number/ name	Policy detail	HRA implications
<p>– Retention of Community Uses</p>	<ol style="list-style-type: none"> 1. Proposals that would result in the loss of local services and facilities that serve a local need will be resisted unless it can be demonstrated to the satisfaction of the Council that: <ol style="list-style-type: none"> a. Equivalent replacement facilities that are equally accessible to the population they serve are provided; b. The continued operation of the service or facility is no longer needed or financially viable, or c. There are clear operational reasons for closing/moving the service or facility and the wider importance of the service or facility to the community has been taken into account. 2. Where school and community buildings become vacant or redundant and there is no requirement for an alternative educational use or the existing community use, priority will be given to reusing the buildings or site to address an identified local need for community facilities. 3. Proposals for the change of use, or redevelopment for alternative non-community uses, will only be considered if it is demonstrated to the satisfaction of the Council that there is no identified community need that can be facilitated on the site, or that the provision of community facilities that meet the identified need are incorporated into a wider mixed use scheme. <p>Proposals for new local services and facilities will be supported subject to design and location, where a need has been identified and is in accordance with other relevant Local Plan policies.</p>	<p>This is a development management policy ensuring the protection of local services and facilities. This policy does not control the quanta or location of development.</p> <p>There are no linking impact pathways present.</p>
<p>Policy UD1 – Utilities and Digital Infrastructure</p>	<ol style="list-style-type: none"> 1. Proposals will be required to demonstrate that there will be sufficient capacity within the utilities infrastructure to meet the needs of the development. Applicants will be expected to engage with the utilities providers to ensure that this is the case, and may be required to undertake assessments to demonstrate sufficient capacity. 2. The Council will need to be satisfied that applicants and utilities providers have worked together to ensure the appropriate provision of required utilities infrastructure at the right time. 3. Large scale developments may need to be phased to ensure that there is sufficient capacity, and that any required upgrades can take place at the right time. 4. Through the use of planning conditions, developers will be required to ensure any necessary water or waste water upgrades are in place before the occupation of a development in order to avoid adverse impacts such as sewer flooding, pollution or issues of low/no water pressure. 5. The expansion and improvement of digital infrastructure is supported. Development proposals will be expected to 	<p>No HRA implications.</p> <p>This is a development management policy ensuring provision utilities to new developments. This policy does not control the quanta or location of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>provide access to superfast broadband, as a minimum, and full fibre connections where available. This will include provision for multiple infrastructure providers to access the site.</p> <p>6. In locations where superfast broadband and full fibre connectivity are not currently available:</p> <ol style="list-style-type: none"> a. Applicants will be expected to demonstrate that they have held discussions with a range of providers to upgrade infrastructure to deliver superfast broadband or, where possible, full fibre connections; b. Where one or more providers have agreed to provide superfast broadband connectivity or full fibre, the development should be designed to connect to this service and make it available to occupiers; and c. Where no agreement can be reached to provide superfast broadband or full fibre connectivity at the present time, the development will be expected to incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband or full fibre connectivity in future. 	
<p>Policy T1 – Sustainable Movement Network</p>	<p>Partnership working is integral to delivering sustainable movement across the District. We will continue to work in partnership with stakeholders including but not limited to Kent County Council, National Highways, transport providers and developers to ensure growth is supported by the necessary transport provisions and a range of movement is available. Through partnership working we will:-</p> <ul style="list-style-type: none"> • Promote and support improvements to the transport network which increase safety, improve air quality and encourage use of sustainable modes of transport; • Support the improvement of public transport service and provisions for journeys around and out of the District; • Engage with bordering local authorities to address improvements needed for cross boundary trips; • Encourage partnership working between strategic site developers where sites are located close together to ensure successful delivery of transport provision; • Create and strengthen interchanges between different transport modes (such as rail, bus, walking, cycling) to improve access and support first and last mile journeys by active travel; <ul style="list-style-type: none"> • Where existing facilities and services are in place, locate new development near public transport infrastructure, services and facilities to enhance sustainable places; • Amplify Sevenoaks Railway Station’s potential by improving the station’s environment, including public realm, and 	<p>No HRA implications.</p> <p>This is a policy encouraging improvements to public transport and public transport access for developments. This policy does not control the quanta or location of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>accessibility by active travel modes and making best use of the surrounding land to create a transport hub and strengthen the location’s sustainability;</p> <ul style="list-style-type: none"> • Support the incorporation, enhancement and creation of walking, wheeling and cycling routes and provisions within a new development that is connected to the wider transport network; • Place accessible, secure and weatherproof cycling parking facilities at transport interchanges, employment and retail areas; • Support the implementation of identified routes in the Local Cycling and Walking Infrastructure Plans; • Enhance the existing cycling and walking routes, including Public Rights of Way (PRoW) routes; • Integrate new pedestrian and cycle routes with the PRoW and wider travel network; • Create new routes to fill existing gaps thereby enhancing PRoW network connectivity; <p>Support the improvement of the public electric vehicle-charging network in accessible and strategic locations to encourage the uptake of electric vehicles.</p>	
<p>Policy T2 – Sustainable Movement</p>	<p>New development proposals will be expected to:</p> <ul style="list-style-type: none"> • Consider the impact on the wider transport network and contribute to meeting the wider transport needs generated by the impact of development in the area. Development should consider the Infrastructure Delivery Plan, Local Transport Plan, Local Cycling and Walking Infrastructure Plans, and, where needed and viable, contribute to the delivery of proposals; • Wherever possible, prioritise transport in the following order in the development design: walking and wheeling, cycling, public transport, shared transport, private vehicle; • Wherever possible, provide maximum flexibility on travel mode choices, including walking, wheeling and cycling, shared transport, and with accessibility for all potential users; <p>Walking, Wheeling and Cycling</p> <ul style="list-style-type: none"> • Provide an adequate amount of cycle storage that is accessible, secure and weatherproof within new development; • Link to and improve the existing cycle and walking network within the development’s vicinity, particularly connecting services and facilities; • Take account of the proposed routes in the Local Cycling and Walking Infrastructure plans for the site’s design. • Comply with the latest government guidance for any walking, wheeling and cycling routes when new routes are constructed as a part of the development; <p>Other Transport Modes</p> <ul style="list-style-type: none"> • Provide shared transport schemes such as car clubs, bicycle sharing or other similar schemes on sites where feasible 	<p>No HRA implications.</p> <p>This is a development management policy ensuring provision of sustainable transport access for new developments. This policy does not control the quanta or location of development.</p> <p>There are no linking impact pathways present.</p>

Policy number/ name	Policy detail	HRA implications
	<p>and viable;</p> <ul style="list-style-type: none"> Comply with national standards on the quantum of charging points and cable routes; <p>Include publicly accessible rapid electric vehicle charging points where possible and appropriate for non-residential development.</p>	
<p>Policy T3 – Vehicle Parking</p>	<p>New proposals will need to demonstrate:</p> <ul style="list-style-type: none"> Where appropriate to the location and local circumstances, compliance with the transport hierarchy set out in Policy T2-Sustainable Movement to maximise sustainable transport opportunities and reduce the need for vehicle parking; An appropriate level of vehicle parking taking account of the development’s size, location setting, local data and circumstances and proximity to public transport infrastructure and provisions. The current KCC vehicle parking standards in Supplementary Planning Guidance 4 (SPG4) (or any subsequent replacement) provide a starting point for vehicle parking levels for residential and non-residential developments; Vehicle parking is conveniently located and overseen by the development; Sensitive screening and integration of soft landscaping improving visual amenity in parking areas; For residential developments with unallocated parking spaces, sufficient space provided for electric vehicle charging points; For non-residential developments, sufficient space within the site for the parking, unloading, loading of goods and manoeuvring of vehicles delivering and collecting goods; Vehicle parking is not overly dominant in the public realm; Bicycle parking meets minimum standards with greater provision where feasible. <p>Notwithstanding the above, the Council may depart from the established maxima or minima standards in order to:</p> <ul style="list-style-type: none"> Consider specific local circumstances including the development’s accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems; Ensure the successful restoration, refurbishment and re-use of listed buildings or buildings affecting the character of a Conservation Area; Allow the appropriate re-use of the upper floors of buildings in town centres or above shop units; Consider the existing parking provision (whether on or off-site) for the building’s existing use for redevelopment or change of use proposals and for the use of existing public car parks outside of normal working/trading hours by restaurants and leisure uses; Consider a proposal’s inventive parking design justifying less than the minimum provision. 	<p>No HRA implications.</p> <p>This is a development management policy ensuring that new developments have adequate vehicle and bicycle parking. This policy does not control the quantity or location of development.</p> <p>There are no linking impact pathways present.</p>

Appendix B Previous Ashdown Forest Air Quality Modelling Report

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