



A Vision for **Clean Growth** at Pedham Place

Context

Emerging Policy and Visioning

The vision and masterplanning process will consider the local and national policy context as well as key aspirations of the local plan

A Vision for
Clean Growth

Policy

Sevenoaks Core Strategy, which was adopted in 2011 is the current, adopted local policy. It sets out Sevenoaks District Council's (SDC's) planning vision for the district, delivering growth, jobs, homes, facilities and environmental protection. The Planning Policy team is currently working to produce evidence to support a new Local Plan to cover the period 2015-2035. The new local plan was submitted to the Secretary of State for independent examination in April 2019. The planning inspector issued the final report in March 2020 which recommended the Local Plan should not be adopted.

The vision for Pedham Place will align with existing and emerging local policies and sustainability objectives and SDC commitment to become Carbon Neutral by 2030.

Future building regulations could see a reduction in CO₂ from dwellings against current standards. Homes built from 2025 in the UK will also no longer be heated by fossil fuels. This will contribute to achieving carbon neutrality, as stated above.



Sustainability Vision

In order to present a concise and flexible vision at this early stage of the proposals, potential opportunities are highlighted around the three pillars of sustainability.



Masterplanning

Create a sustainable new community through establishing a thriving, self-sufficient and inclusive neighbourhood.

Social

Homes · Health · Wellbeing · Accessibility · Connectivity · Heritage

Understanding the nature of the future demographic of Pedham Place which affect the social infrastructure they might be provided. Planning for a high value retirees, London commuters, or first homes for existing Sevenoaks resident will have different social needs.

A Social Vision
for Growth

Integral to the Scheme

Deliver Five ways to Wellbeing through design:

- 1) Connect with Nature: Greenspaces incorporated within community to provide wide range of benefits, including social, health and wellbeing (physical and psychological)
- 2) Be Active: provide complete infrastructure for health living
- 3) Infrastructure for Mindfulness: be with nature, being present in space.
- 4) Learn: infrastructure to enable adult learning beyond school
- 5) Give: provide the infrastructure for communities to engage and share.

Provide communal infrastructure against demographic need (for example safe space for dog walking, cycle facilities, micro-mobility, shared ownership models)

Access to existing natural and historical context beyond the boundaries of the site



Opportunities

Release spare capacity in space e.g. through co-locating schools and recreational facilities – public and private sharing of space.

Establish annuity revenues through infrastructure (micro-mobility, energy provision etc)

Maximise high value economic migrants.

Community ownership of assets – giving the community control over the commercial services in their neighbourhood including community shops, cycle provision etc.

Mobility as a service – encouraging a sharing approach to travel and incorporate digital information and communication technologies.

Bring facilities associated with sport and recreation into the heart of the development

FIVE WAYS TO WELLBEING



Give
Your time,
your words,
your presence

BE ACTIVE

DO WHAT YOU CAN,
ENJOY WHAT YOU DO,
MOVE YOUR MOOD

KEEP LEARNING

EMBRACE NEW EXPERIENCES,
SEE OPPORTUNITIES,
SURPRISE YOURSELF

CONNECT

TALK & LISTEN,
BE THERE,
FEEL CONNECTED

TAKE NOTICE

REMEMBER THE SIMPLE THINGS THAT GIVE YOU JOY

Economy

Job · Local Economy · Services

Presented below are the economic sustainability ideas that are integral to the scheme and potential opportunities that could be explored. These are based around the themes of SDC's local plan sustainability appraisal objectives, as listed above.

An Economic
Vision for
Growth

Integral to the Scheme

Ensure connectivity to external employment areas to enable efficient commuting.

Mobility Hub –consisting of public transport infrastructure, cycling facilities and electric vehicle (EV) charging points.

Incorporate high quality, flexible workspace at home and in the community.

Design low energy demand buildings to provide lower cost living. Community ownership of assets, creating a long-term revenue stream for community uses e.g., power and movement economy, development trusts

Live work and movement economy
Homes designed around flexible working patterns, to enable and encourage home working.

Smart technology enabled with ICT infrastructure and 5G

Plan now for operational revenue models including public sector estate for early adoption including energy provision



Opportunities

Live-work spaces - design homes to enable and encourage home / flexible working patterns depending of future demographic

Explore opportunities to deliver innovative energy management, including demand side response, with UKPN, and other stakeholders. However, it is noted that the wider grid issues will limit the extent of this opportunity.

Community ownership of assets (e.g. development trusts, community centres) to create a long term revenue stream for community uses.

Create temporary living opportunities for post Covid new working lifestyles.

Wellbeing and living lifestyle income generation

Create special purpose vehicles for ownership of infrastructure such as EV charging and communal parking to create annuity income

Encourage small businesses and start-ups though flexible commercial spaces

Environment

Nature · Landscape · Natural Resources · Climate Change

There is a great opportunity to create a new form of environmental design that is an attractor to visitors which reduces the pressures on nearby important ecosystem and attracts revenue into the new community

An Environmental Vision for Growth

Integral to the Scheme

Establish the multiplicity of benefits from nature into the viability model and set a target for nature

Plan now for 'netting' through rewilding

Climate adaptation is now critical. Plan for 40degrees.

Integration of environment in harmony with nature with schools, employment and homes to remove the need to travel for nature

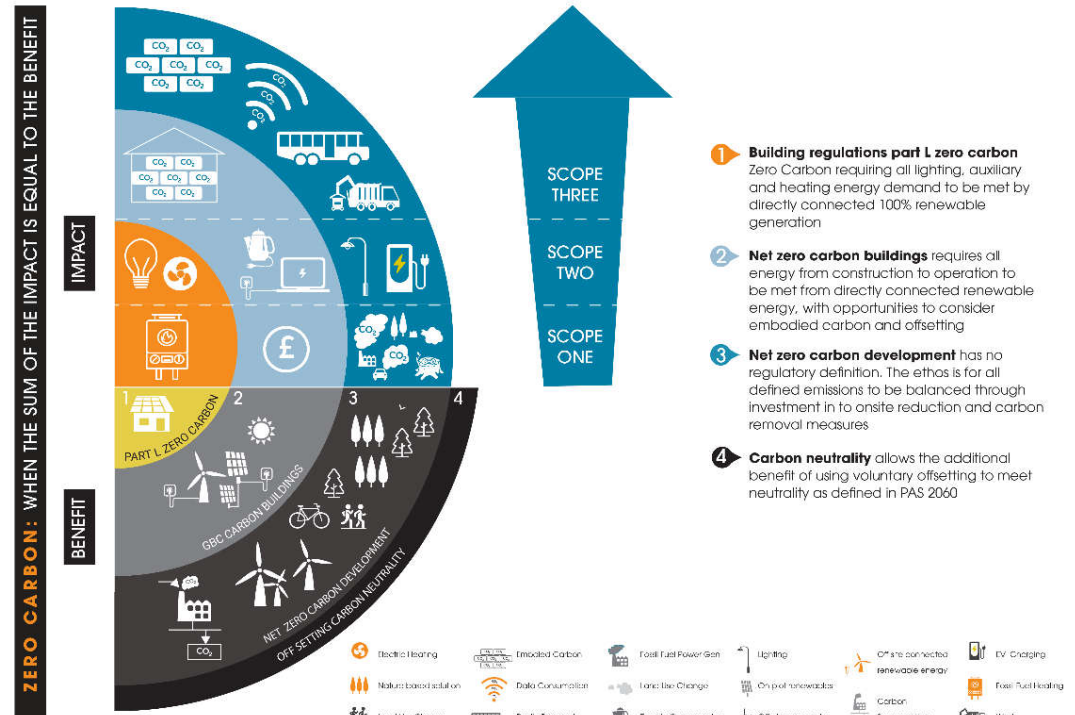
Placemaking aspirations – diverting from traditional house-builder approach, toward user-focused narrative

Introducing green living spaces, building up connectivity with open spaces

Sustainable urbanity, vegetation, biodiversity and environmental enhancement blended throughout development

Multimodal movement strategy to reduce car dependency

Living Lab – technologies could include environmental sensing technologies.



Opportunities

Establish a mobility as a service model to enable future carbon free travel

Sustainable development principles are met by jobs opportunities provided within development. This is where walking and cycling are favoured modes of travel over the private car use to station hubs.

High quality biodiverse habitat is likely to be retained and created on-site. This is due to the large scale of the development, and the need to adhere to Garden City design principles in relation to robust Green Infrastructure delivery.

By 2030 'smart grids' will be standard and net zero homes normal. Netting emissions become key.



Sustainability Audit

The Sevenoaks Sustainability appraisal (SA) framework was first outlined in the scoping report. The SA identified a range of sustainability problems/issues that should be a particular focus. These form the sustainability appraisal criteria that Pedham Place will be appraised against within the local plan process. Some of the sustainability aspects are inherent from the scheme's geographical position but some will require investment to leverage up the site's position as sustainable development. The following provides an initial appraisal of potential areas of sustainability that may need further support. Further context is provided in the Sustainable Vision document regarding the sites baseline position and how investment will leverage the sites credentials.

✓ Good ⊖ Neutral ✗ Requires investment

Objectives	Baseline geographic position	With investment
Protect and enhance all biodiversity and geological features	✗	✓
Promote climate change mitigation	✗	✓
Ensure resilience to the potential effects of climate change	✓	✓
Protect, Maintain and Enhance Cultural Heritage, Historic Environments and Archaeological assets	⊖	✓
Protect and enhance landscapes and townscapes		⊖ / ✓
Improve air, soil and water quality	✗	✓
Ensure the efficient use of land	⊖	⊖
Promote sustainable waste management solutions	N/A	✓

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 Good
  Neutral
  Requires investment

Objectives	Baseline geographic position	With investment
Use and manage water resources sustainably	X	⊖
Provide good quality, affordable housing	N/A	✓
Cater for existing and future residents' needs	X	✓
Reduce deprivation and promote inclusivity	X	✓
Improve health and wellbeing	X	✓
Promote sustainable transport use and reduce the need to travel	⊖	✓
Promote the economic vitality of the district	N/A	✓
Promote the vitality of local towns and villages	Either N/A or	✓