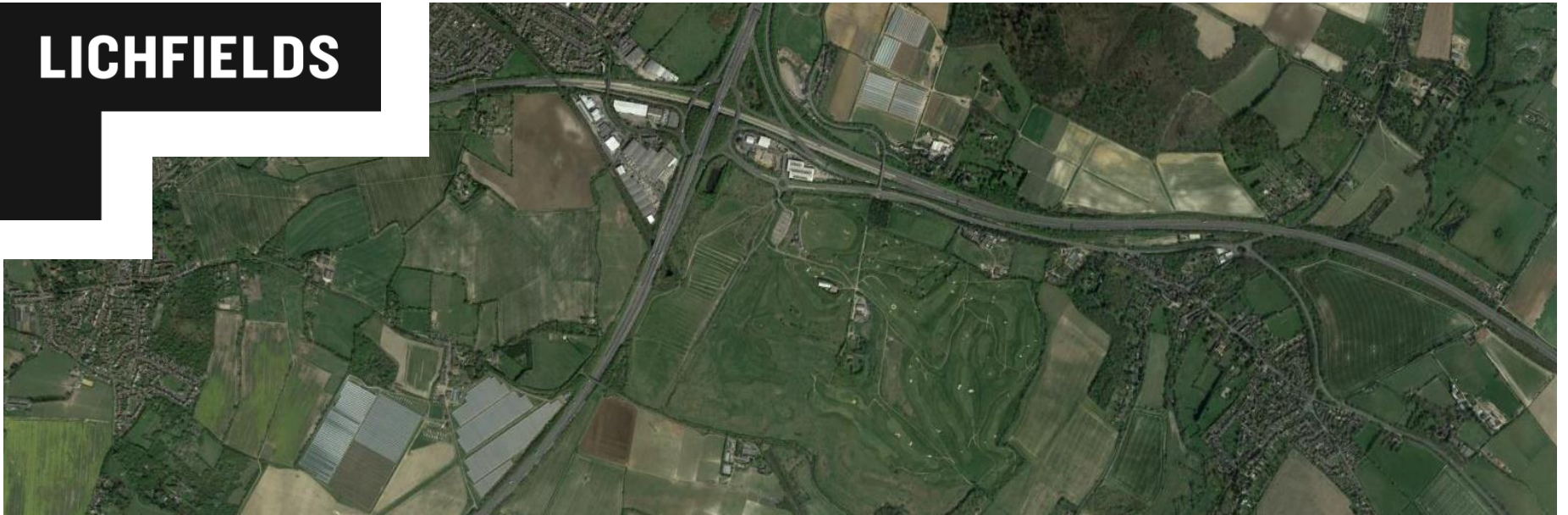


LICHFIELDS



Settlement Study

Pedham Place

May 2021



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The Minster Building
21 Mincing Lane
London EC3R 7AG

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Contents

1 Introduction

2 Community Infrastructure Audit

3 Provision at Pedham Place

4 Settlement Roles and Hierarchy

5 Summary and Conclusion

Appendices

1. Introduction

This report establishes the role of Pedham Place in the wider Sevenoaks settlement hierarchy, demonstrating that it can be a place in its own right without detracting from nearby Swanley

A sustainable settlement to help meet the needs of Sevenoaks, creating a new place in its own right.

This report considers the role the development of a new settlement at Pedham Place will have within the Sevenoaks District settlement hierarchy; and whether it is capable of meeting the needs of its future residents without adversely impacting the vitality or viability of existing nearby settlements; principally Swanley. In this context, can Pedham Place provide an economic boost to the district, help meet acute housing needs, and deliver appropriately-sized infrastructure (i.e. health, schools, and retail) to be a new settlement in its own right?

To consider this, the report undertakes a desk-based audit to determine:

1. what facilities and services currently serve the local community; and
2. the available capacity of these to accommodate greater demand.

This has involved identifying the capacity of existing community and social infrastructure in the area as well as establishing what unmet requirements will arise from any proposed and committed growth.

For the purposes of this baseline review, the study considers the existing social infrastructure around Pedham Place and nearby local centres. This focuses on Swanley, Farningham, and Eynsford. It also considers the likely population growth in the local area as a result of the proposed development and other already committed developments in Swanley and the local area.

This analysis informs an overview of how Pedham Place will fit in the district's settlement hierarchy. It considers how the new settlement and Swanley will relate to each other and – as part of this – consider their effective interrelationship. This will explore how far the communities either side of the M25 Motorway will utilise each others' facilities and demonstrate how they will complement each other with appropriately sized infrastructure.

This study also provides an assessment of forecast expenditure to be generated by Pedham Place residents. This to inform and demonstrate that an appropriately-sized and phased town centre can be delivered in the settlement without harming Swanley's vitality and viability.

In undertaking this analysis, the report demonstrates that a development at Pedham Place can be formally allocated in a new local plan for a new sustainable settlement whilst according with the wider strategic aims and objectives of the local plan. It is a strategic solution to meeting wider infrastructure needs, acute housing needs, and economic needs.

Structure of Report

The report is structured as follows:

- **Section 2.0** provides an audit of community infrastructure facilities within the surrounding area and determines where there are surpluses and deficiencies for the purposes of meeting existing and future needs. It also includes an assessment on the projected housing delivery and population growth in the local area.
- **Section 3.0** overviews the provision of community infrastructure, employment and retail proposed at Pedham Place.
- **Section 4.0** sets out an analysis of how Pedham Place will fit it to the wider settlement hierarchy and its relationship with nearby Swanley and other settlements.
- **Section 5.0** provides a summary and conclusion of the key findings.

1. Introduction

Pedham Place is strategically well located for growth; afforded with high levels of accessibility at a strategic Junction of the M25 and M20 in the north of Sevenoaks District

Pedham Place: The Site

The proposed location for the Pedham Place development is to the south west of Swanley, near Junction 3 of the M25 where it meets the A20/M20 motorway. The motorways form a rectangular shaped plot with Crockenhill Lane to the south and Sparepenny Lane to the east. Beyond Sparepenny Lane are the villages of Farningham and Eynsford which are located along the River Darent.

The site itself is primarily in use as the 'Pedham Place Golf centre' which offers an 18 hole championship course as well as a 9 hole par 3 course. An area of land on the site's eastern border with the M25 is used for car boot sales, and there is also some employment uses in the centre of the site. It's an undulating site that is mainly covered by grass with little built development or woodland. Electricity and communications pylons also cross the site as does a railway line in the south west corner through an underground tunnel. A scheduled ancient monument is also located in the centre of the site.

The area surrounding the site is mixed but is characterised by the M25 and M20 motorways to its immediate north and western boundaries; separating the site from Swanley. Employment uses as well as a recycling centre is also located along the northern boundary. To the immediate south and east, the landscape becomes more rural with the villages of Farningham (c.600m from the edge of the site) and Eynsford (c.900m). Eynsford has a railway station which is on the Thameslink line with services to Sevenoaks and London Bridge.

More widely, the site is c.12km north of Sevenoaks and it is c.7.6km south of Dartford; both accessible via the A225 Shoreham Road. It is also close to the built edge of London's outer suburbs; including centres such as Orpington, St Paul's Cray, Foots Cray, and Bexley. It is therefore near the boundaries of multiple different local planning authorities including Dartford, the London Borough of Bromley, and the London Borough of Bexley. The site is also close to key local landmarks including the Brands Hatch motor racing circuit, Lullingstone Roman Villa, and the Eynsford Viaduct.



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1. Introduction

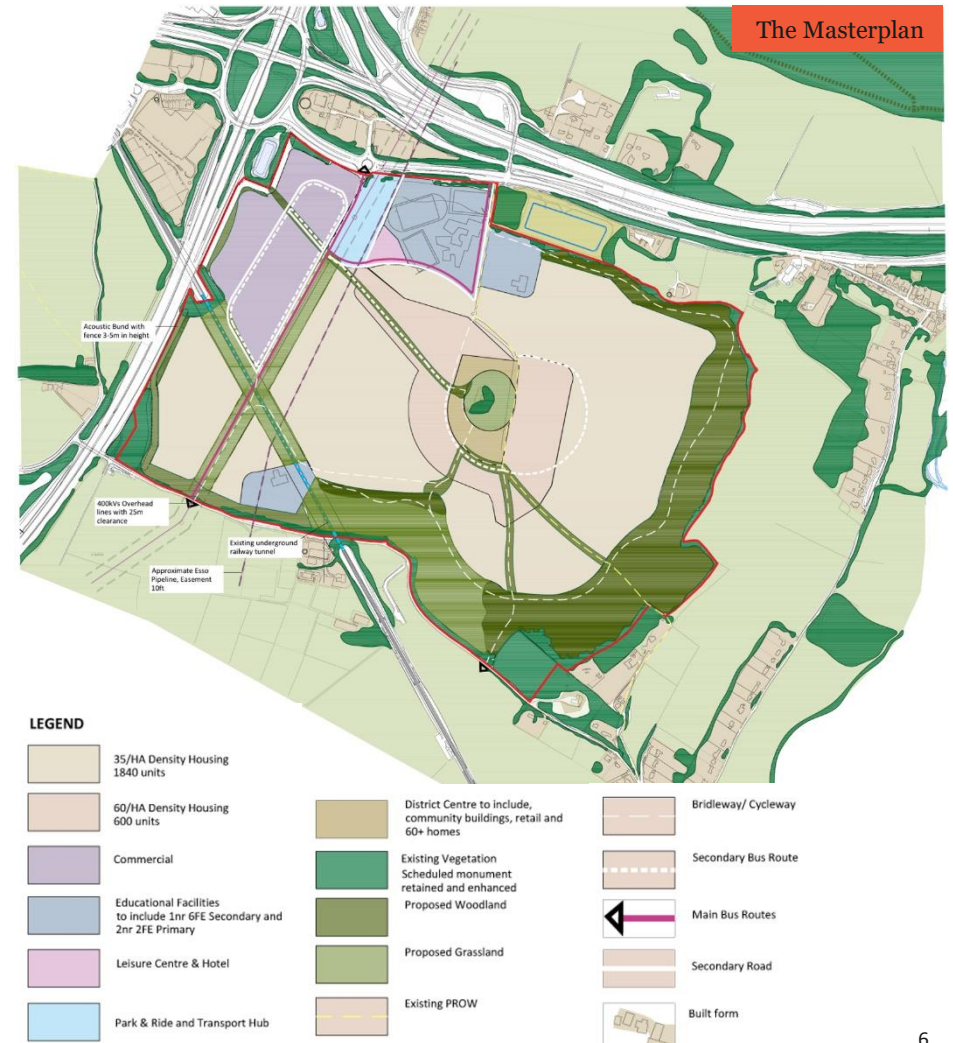
The proposed development at Pedham Place can deliver around 2,500 homes and supporting community infrastructure to meet its future residents' day-to-day needs

The Proposed Development

Pedham Place presents an opportunity to deliver a new sustainable settlement within Sevenoaks District. The adjacent illustrative masterplan shows a proposal for the location of land uses, road network, and planting that will form the new settlement focused around the central grassed area surrounding an existing scheduled ancient monument. The development will comprise:

- Around 2,500 homes, including affordable homes and homes for the elderly. These will be built at a range of densities and include an appropriate mix of homes;
- New primary and secondary education facilities including an SEN school;
- A town centre that will include retail, community, and health uses;
- New transport infrastructure including a park & ride transport hub;
- Employment land uses to generate new jobs and drive economic growth in a strategically important and well-connected location;
- A new leisure and hotel facility; and
- A new green buffer surrounding the development with significant tree planting. This will help deliver a bio-diversity net gain.

From the above, Pedham Place will become a place in its own right. It is a development that will provide for the day to day needs of its future residents and provide a significant quantum of homes to help Sevenoaks district meet its housing needs.



Contents

1 Introduction

2 Community Infrastructure Audit

3 Provision at Pedham Place

4 Settlement Roles and Hierarchy

5 Summary and Conclusion

Appendices

2. Community Infrastructure Audit

The site is within Sevenoaks District, to the south east of the town of Swanley (the District's second largest settlement) and close to the villages of Farningham and Eynsford.

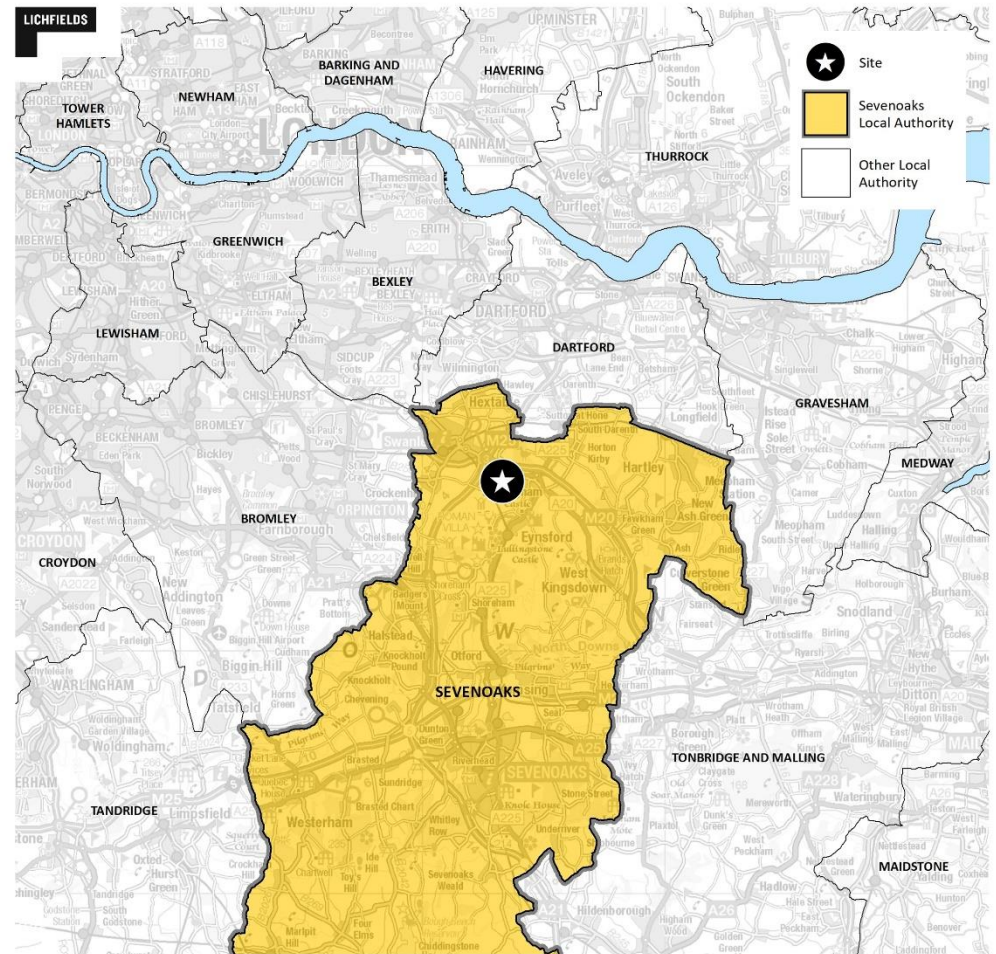
Planning Context

The site falls within the Sevenoaks District Council area; however, it is at the northern edge of the District and is nearby to multiple other local authority planning areas. The Council's current development plan includes the Sevenoaks Core Strategy (2011) alongside the adopted Allocations and Development Management Plan (2015).

The Council prepared a new Local Plan that recognised the opportunity for development at Pedham Place (ref. MX 48). The site was identified as a broad area for future growth; with an aim to accommodate around 2,500 homes at the site. This Local Plan was submitted for examination. However, the plan was found to have failed legal requirements in relation to the 'duty to cooperate' and a new plan is now in preparation. No findings were put forward in respect of the spatial strategy and the site itself.

As part of the Local Plan preparation a Settlement Hierarchy study (April 2018) was carried out. It identified Swanley as a 'town' (one step down from the Sevenoaks Urban Area) and Farningham and Eynsford as villages, the latter being identified as having 4+ key 'sustainability services/facilities'.

The new Local Plan will need to grapple with many issues, including the housing needs of the District which – as per the Government's Standard Method – currently amounts to 715 dwelling per annum. How growth to meet housing needs will complement the existing settlement hierarchy is an important consideration.



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2. Community Infrastructure Audit

The site is near multiple urban centres on the edge of London. The assessment area for our analysis is generally focused on Swanley and the nearby rural villages to the south east of the site

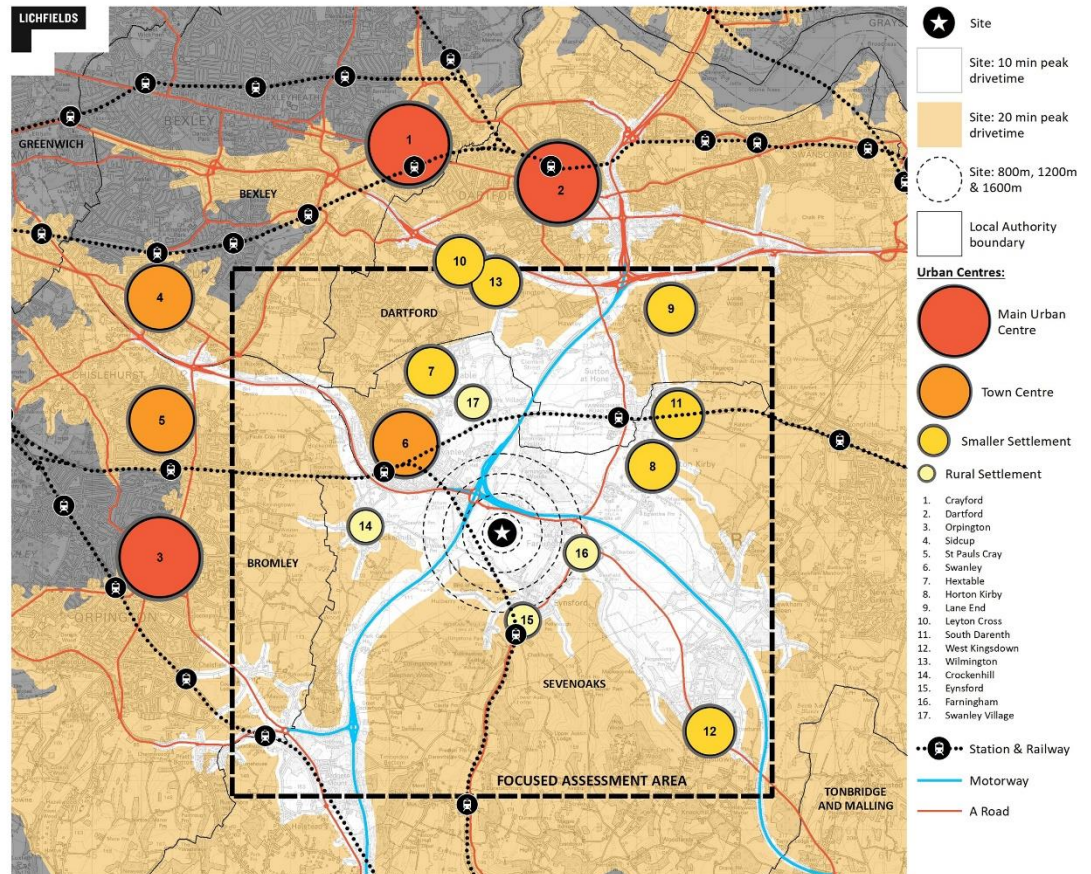
Area of Assessment

As the adjacent map shows, Pedham Place is close to several urban centres on the edge of London. Given the large numbers of centres nearby and considering the scale of the Pedham Place, our area of community infrastructure assessment focuses principally on Swanley, Farningham and Eynsford; roughly a 5km radius from the site. This localized area of assessment is shown by the black box.

We have reviewed local education services; health services; food & beverage provision; convenience shopping & retail provision; community facilities; sports provision; local attractions, country parks and hotels; and existing levels of employment. We have also undertaken an assessment of population growth taking account of other nearby committed development.

This audit of existing social infrastructure is then benchmarked against the current and future projected population; determining whether there is existing over or under provision. It has also taken account of the former emerging Local Plans evidence base, representations made to the plan, and other sources to determine baseline provision.

See Appendix 1 and 2 for assumptions, sources, and for mapping of local infrastructure and services.



2. Community Infrastructure Audit

Pedham Place would increase the number of homes committed in the Local Area by around 2,500, resulting in an additional 7,000 people by 2035

Projected Housing Delivery and Population Growth

As of 2019 there are just over 17,400 people living in Swanley (Parish) and a further 3,200 living in Eynsford and Farningham Parishes, bringing the total population in the local area to just over **20,600** as of 2019.

Current commitments

There are currently 950 homes committed in Swanley (including 250 homes at the Swanley Centre, 100 at Bevan Place, 80 at White Oak Leisure Centre, 74 at Kingdom Hall and 71 at Harringtons Nursery). There are a further 96 in Eynsford and Farningham (55 at Gorse Hill Nursery and 35 at Maplescombe Farm, plus a number of small sites) totalling 1,046 homes in the Local Area up to 2035 (excluding Pedham Place).

With this level of development we would expect Swanley's population to increase to nearly 19,000 by 2035 (an increase of just over 1,500) and the total population of the Local Area to increase to just over 22,300 (an increase of nearly 1,700). This is shown in Table 1 and the projected population by age in 2035 is shown in Figure 1.

Pedham Place

Pedham Place is expected to provide a further 2,500 homes (for the purposes of this assessment we have put these homes in Swanley Parish), commencing delivery in 2026 and completing by 2035. This would bring total provision in the area to 3,450 homes, resulting in a population growth of 8,516 in Swanley and 8,688 in the Local Area. Therefore the net impact of Pedham Place in Swanley/the Local Area is to generate an *additional* 6,994 people (compared with population growth arising solely from the other 950 committed homes), as shown in Table 1.

Figure 1 shows the biggest impact would be in the younger working age group (18-44) which would grow by an additional 3,500 people (i.e. making up around half the overall net increase) with Pedham Place.

Table 1: Comparison of Population and Housing Growth in Swanley and Local Area, with and without Pedham Place

		Without Pedham Place	With Pedham Place	Difference
Swanley (Parish)	Current (2019) population	17,243		
	New homes to 2035	950	3,450	+2,500
	Population in 2035 (change)	18,945 (+1,522)	25,939 (+8,516)	+6,994
Local Area (Swanley, Eynsford and Farningham)	Current (2019) population	20,638		
	New homes to 2035	1,046	3,546	+2,500
	Population in 2035 (change)	22,311 (+1,673)	29,306 (+8,688)	+6,994

Source: ONS Small Area MYEs, Lichfields analysing using PopGroup and ONS 2018-based SNPP.

Figure 1: Population by age in 2035 for Swanley and Local Area, with and without Pedham Place



Source: Lichfields analysing using PopGroup and ONS MYEs/2018-based SNPP.

2. Community Infrastructure Audit

Current services will likely be unable to be able to accommodate committed growth with or without Pedham Place. More local infrastructure is needed which Pedham Place can help deliver

Infrastructure Capacity and Gap Analysis – (See Appendix 2 for local mapping)

Infrastructure	Baseline Provision	Surplus/Shortfall and Gaps against Baseline (existing)	Surplus/Shortfall and Gaps against Population Growth	Surplus/Shortfall and Gaps against Population with Pedham Place
Employment	The former emerging Local Plan evidence identified a shortfall of employment land across the District amounting to 11.6ha to 2035 including new allocations. There is a clear need for more employment land to service current and future needs.	Shortfall – need for Employment Land	Shortfall – need for Employment Land	Shortfall – need for Employment Land
Retail / food and beverage	The Sevenoaks District Retail Study (November 2016) identifies a need for additional convenience and comparison goods floorspace across the District, including a requirement for growth in Swanley. However this is relatively limited in the short term, and does not take into account the implications of Covid-19 on likely future retail spending.	Shortfall – need for retail floorspace	Shortfall – need for retail floorspace	Shortfall – need for retail floorspace
Leisure	Compared to the regional average, there is a shortfall of health and fitness facilities both within the District as a whole and in the local surrounding area.	Shortfall – need for health and fitness facilities	Shortfall – need for health and fitness facilities	Shortfall – need for health and fitness facilities
Hotels	There are a few hotels within the audit area including one in Swanley (in addition to B&Bs) and others near Brands Hatch. The 2015 ‘Tourist Accommodation Study’ identifies limited local stock, increasing demand for more hotels, and increasing occupancy rates.	Shortfall – limited stock identified	Shortfall – limited stock identified	Shortfall – limited stock identified
Community facilities	There are a range of local community facilities in the audit area. However, the former emerging Local Plan Infrastructure Delivery Plan notes the need to both upgrade existing and provide new facilities to accommodate growth.	No Shortfall Identified	Shortfall – local upgrades needed	Shortfall – local upgrades needed
Education	Locally schools are over-subscribed. Kent County Council confirmed (as part of the former emerging Local Plan) that local schools could not be expanded and that new facilities were needed to meet committed growth with or without Pedham Place.	Shortfall – lack of capacity	Shortfall – lack of capacity	Shortfall – lack of capacity
Health	GPs locally are well above the standard ratio of 1 GP per 1,800 patients. The former emerging Local Plan Infrastructure Delivery Plan also noted the need to build more GP surgeries and a ‘health and well being’ centre in Swanley to accommodate growth.	Shortfall – lack of capacity	Shortfall – lack of capacity	Shortfall – lack of capacity

Contents

1 Introduction

2 Community Infrastructure Audit

3 Provision at Pedham Place

4 Settlement Roles and Hierarchy

5 Summary and Conclusion

Appendices

3. Provision at Pedham Place

Pedham will provide sufficient education facilities for future residents; from nursery to secondary school. It would also help meet wider education needs arising from other development

Education

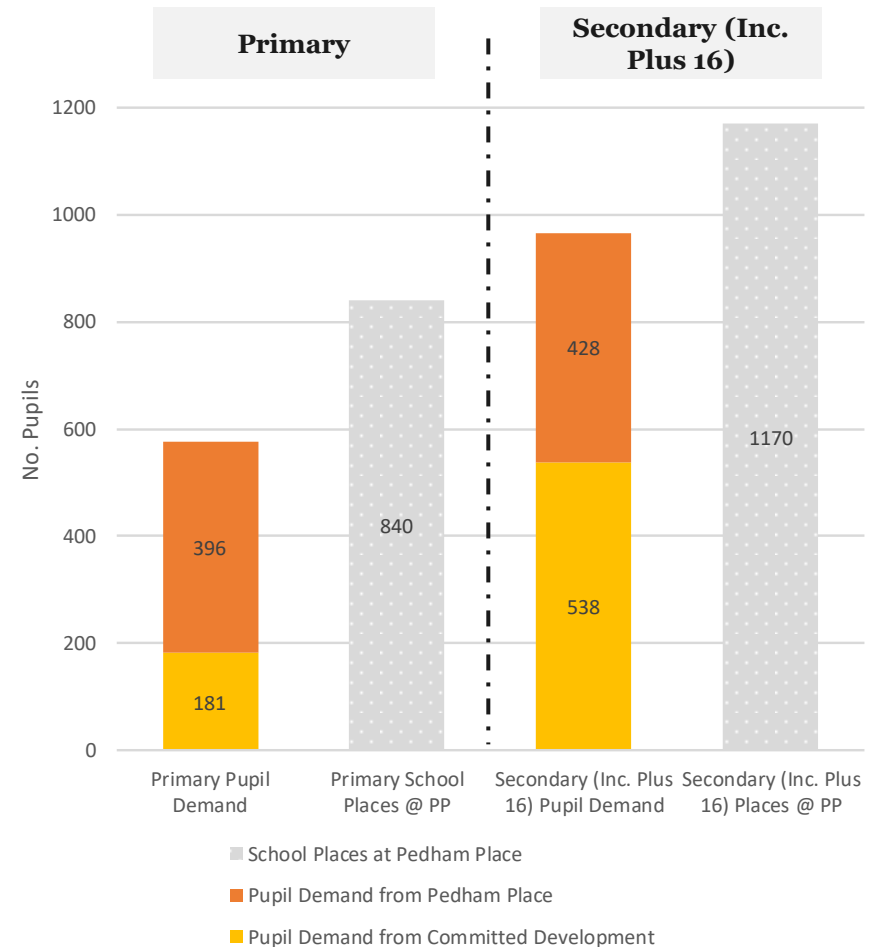
The proposed development will deliver up to 2x 2FE Primary Schools (4FE total), a 6FE Secondary School (including a 6th Form), and an Special Education Needs ('SEN') School. The schools are sized as per the latest Kent 'Education Commissions Plan' (2019-2023) which, for example, recommends secondary schools to be at least 6FE in size. The provision equates to (not including the SEN School):

- 840 Primary School Places;
- 1,170 Secondary School Places (including a 6th Form).

Against the need generated from solely Pedham Place, there is an over-provision in terms of education facilities. However, when you take in to account other committed developments its correctly sized to meet both its own demands as well as educational demands in the local area. This is against a backdrop of existing over-capacity in local schools especially at primary level. See Appendix 2 and 3 for more detail on this analysis.

New schools at Pedham Place will also provide a dual use, with sports and other facilities shared with the wider public. The development can also deliver an SEN school. Kent Education Commissions Plan (2019-2023) notes that even with existing planned for SEN schools, there is still a need to increase provision. On the basis of this analysis, Pedham Place can be a strategic solution to meet wider housing needs but also educational needs (including SEN needs) in the local area.

Our conclusion is consistent with Kent County Council's; its representation to the former emerging local plan confirming there was insufficient primary and secondary capacity in the local area. It also confirmed that without Pedham Place, primary and secondary school demand from existing commitments would not be able to be accommodated locally as there is no scope to upgrade existing schools. Pedham Place can therefore have a positive impact upon education provision and capacity in the wider Swanley Area.



3. Provision at Pedham Place

A health hub or GP surgery can be provided on site as well dental facilities to meet the health needs of the future community

Health

Our modelling projects that Pedham Place will have a population of just under 7,000 people by 2035 (when the housing development is expected to have been completed). Based on a standard of 1,800 patients per GP (Full Time Equivalent), the development would generate a need for around 4 GPs. In addition, based on a standard of 2,000 patients per dentist, the development would generate a need for 3 to 4 dentists.

In addition, when taking account of other developments in the immediate local area these are projected to increase the local population by a further c.3,200 people in 2035. Using the same standard ratio for GPs and dentists, this increase in population would generate a demand for around 2 GPs and 1 to 2 dentists irrespective of Pedham Places' delivery.

Is there capacity in the local area to meet this growth?

In the immediate and wider local area, our baseline assessment shows that most GPs are oversubscribed. Locally, the Braeside Surgery in Farningham currently has 2,446 patients per FTE GP while The Cedars Surgery in Swanley has a ratio of 3,417. Clearly, there is a need for enhanced health facilities locally. In respect of Dentists, there are 5 surgeries in the local area but we do not have the data for the number of practitioners in each.

Provision at Pedham Place

Pedham Place can deliver a health hub or GP surgery in its District Centre. This is to both provide for the needs of local community but also a place-making tool to increase activity in the centre. The health hub can be sized to meet the needs of Pedham Place alone (i.e. c.4 GPs and 3-4 Dentists) or be sized to help meet wider local health needs. Whether or not Pedham Place meets wider local needs will depend on the anticipated delivery by the local CCG of an additional 7 GPs practices in the northern area and the potential development a new 'health and well being centre' in Swanley (as set out in the Sevenoaks Infrastructure Delivery Plan, 2019).

	Population Growth	GP Requirements	Dentist Requirements
Standard	~	1 GP per 1,800 Patients	1 Dentist per 2,000 Patients
Committed Development	c. 3,200 Persons	Additional 2 GPs	Additional 1 to 2 Dentists
Pedham Place	c. 7,000 Persons	Additional 4 GPs	Additional 3 to 4 Dentists



3. Provision at Pedham Place

To provide day-to-day needs, a new District Centre will be provided at the heart of Pedham Place. This will include retail floorspace commensurate to the new population

Retail / Food and beverage

Our assessment has made assumptions about the amount of retail and food and beverage expenditure generated by the Pedham Place population and how much resident expenditure within the local area is likely to be retained (see Appendix 3). The assumptions have taken into account the location of existing facilities and development. This has then been used to estimate the appropriate amount of floorspace within the centre.

In total, we estimate that the District Centre could support around 2,400 sqm gross. The breakdown of floorspace and final mix may change within the development.

The role of the District Centre would be limited to a more local offer, catering to the day to day needs of residents. The centre is likely to include a small supermarket (i.e. metro sized store), and other convenience goods stores; such as independent shops, greengrocers, newsagents etc, comparison goods stores, such as a pharmacy, plus food and beverage outlets such as a café or take away and service uses such as a post office, hairdresser etc.

Proposed Floorspace breakdown	Sqm (gross)
Supermarket	800
Other convenience goods	300
Comparison goods	600
Food and beverage	450
Other service uses	250
Total	2,400

The level of trade diversion and impact caused by the development will depend on the scale of floorspace and the timing of development. The projections assume most of the District Centre's turnover will be generated by new residents within Pedham Place, rather than the local populations from Swanley, Eynsham or Farningham.

Our assessment concludes, that there would be no adverse impact on Swanley or other nearby centres caused by the proposed size of new floorspace within Pedham Place. Indeed, the expenditure generated by residents within Pedham Place will benefit rather than harm existing designated centres, because not all of the new expenditure will be taken by the District Centre. This benefit will help to offset trade diverted from existing shopping destinations: i.e. the net effect will be beneficial to those existing destinations.



3. Provision at Pedham Place

A new leisure centre (in addition to the redevelopment of the White Oak Leisure Centre) can help meet the wider leisure needs of the District

Leisure

The Sport England/Active Places data indicates that there are four registered health and fitness suites in the 5km radius, with 183 fitness stations in total. Three of these facilities are open for the public to register as members and one is a ‘pay and play’ facility. With the current population in 2019 in the 5km radius of 37,412, this indicates that the study area has about 4.9 fitness stations per 1,000 people.

Name	Type	No. of stations
Birchwood Park Golf Club	Registered Members	56
Mercure Dartford Brands Hatch Hotel	Registered Members	50
Utopia Spa (Rowhill Grange)	Registered Members	19
White Oak Leisure Centre	Pay and Play	58
Total		183

For Sevenoaks District as a whole, the Sport England/Active Places data indicates that there are 14 registered health and fitness suites providing 390 fitness stations. With a population of 120,800 in 2019, this equates to just 3.2 fitness stations per 1,000 people.

The existing provision of registered health and fitness suites equates to around 7.2 fitness stations per 1,000 people in the South East region. This suggests that provision in both the 5km radius and Sevenoaks District as a whole has a lower-than-average provision. If provision within the 5km radius increased to 7.2 stations per 1,000, the study area could theoretically support a total of 269 stations, 86 higher than the existing provision in the study area.

Planning permission has been granted for a new White Oak Leisure Centre in Swanley Town Centre. The new centre would re-provide enhanced facilities in place of the existing provision; for which this development could provide contributions to.

Growth in population between 2019 and 2035 in the study area, including Pedham Place, is +9,234 people. This additional population could support a further 66 fitness stations based on the South East regional average (7.2 stations per 1,000 people). The population of Pedham Place by 2035 (6,994) on its own could support around 50 fitness stations.

While there will be residents within the study area who will use facilities elsewhere, there is scope for an additional medium sized gym (up to 100 stations) within Pedham Place by 2035. This would make up for losses as part of the area and would not be detrimental to the White Oak Leisure Centre given wider local shortfalls.



3. Provision at Pedham Place

Pedham Place can provide community, sports facilities, and open space to meet its future residents needs without being detrimental to other nearby services and spaces

Community and Sports/Open Space Provision

Community Spaces

Pedham Place is expected to generate a need for 1 to 2 formal community spaces based on a standard of 1 space per c.4,000 residents. Schools will also be dual purpose to provide community spaces. In addition, the Council’s latest Infrastructure Delivery Plan (2019) noted the need for a new library and youth facility at Pedham Place. This delivery is alongside other facilities to support expected growth around Swanley; so the delivery of new services at Pedham would not preclude or prejudice the improvement/development of existing/proposed nearby facilities.

Sports/Open Space

The development will provide for a range of formal and informal open spaces that will also provide sports provision. Schools will also be dual purpose providing community access to sports facilities. Based on ‘Fields in Trust’ guidance, the development will need to provide for c.15ha of formal outdoor spaces (including equipped play areas) and 22.4ha of informal outdoor spaces (including parks, amenity space, and natural greenspace).

The exact quantum of open space and sports facilities (in addition to leisure facilities) to be provided will be formalised as the design progresses. At present, approximately 45ha of land will deliver varied landscapes as part of AONB enhancements that can help meet ‘Fields in Trust’ guidance. New sports facilities will also be sized to ensure the loss of the existing golf course and leisure functions (as set out earlier) is justified. Further work will be undertaken to justify the loss of the golf course taking account of other provision in the local area.

	Provision at Pedham Place
Formal Community Spaces	<ul style="list-style-type: none"> • 1 to 2 formal community spaces • Library • Youth Centre
Formal Outdoor Spaces	15ha minimum requirement
Informal Outdoor Space	22.4ha minimum requirement



3. Provision at Pedham Place

In total, Pedham Place could deliver around c. 35,500 sqm of new employment floorspace. This floorspace along could generate c. 1,180 jobs; supporting economic growth

Employment, Jobs and Economic Output

As part of the Pedham Place development, employment space will be delivered to provide jobs for the new and wider local community. In total, Pedham Place will deliver c.8,550 sqm of office/managed work spaces (Class E) (c.1.7ha of land) and c.26,940 sqm of light industrial/research and development/warehousing space (Class E, Class B2, Class B8) (c.7.7 ha of land). In total, this equates to c. 9.4 ha of land. Analysis of local employment needs is included at Appendix 3.

Based on an assumed split of floorspace (see Appendix 3) this employment floorspace alone would generate c. 1,180 jobs total (1,081 FTE jobs). These uses would also generate an economic output of c. £101.4 million GVA per annum.

Taking account of other uses proposed at Pedham Place (i.e. retail, health, schools etc.), it could support c.1,622 jobs (1,381FTE jobs); with an annual economic output of £116 million GVA.

How does this relate to the population of Pedham Place?

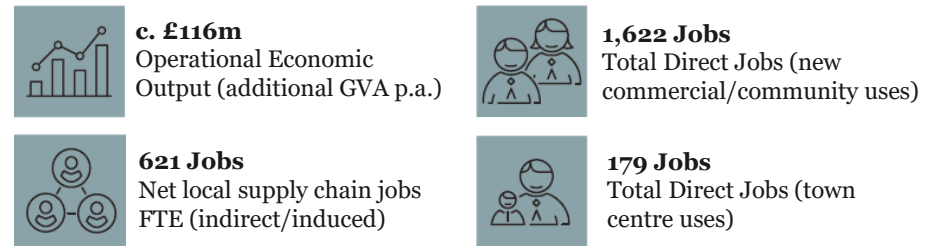
Of the projected c.7,000 Pedham residents in 2035, c.4,700 will be of an economically active age (ages 18 to 64). Of these, we would expect c.83% to be economically active (i.e. the District economic activity rate of Jan to Dec 2019 - prior to the pandemic): equating to 3,901 persons. Therefore, Pedham Place will provide 1 job for every 0.42 expected economically active residents.

The settlement would therefore not provide a 1-to-1 ratio of jobs to employment needs from the population, but in this location it would be expected that some people commute for work, either to other nearby locations, including Swanley, or further afield to London. Equally, we would also expect that a significant number of future residents would work from home or a local flexible workspace given likely long-term structural shifts in working patterns. In this respect it is considered Pedham Place would create an appropriate balance.

What sectors are likely to be attracted?

Likely sectors to be attracted to the new employment uses include construction, business administration & support services, and manufacturing. In addition, its likely that it would support transport and storage uses; making best use of the M25 and M20 connection. Further analysis is included at Appendix 3.

Pedham Place Economic Output & Jobs



3. Provision at Pedham Place

Based on existing commuting patterns, many future workers will likely look towards London and the immediate local area. Pedham Place can support these flows with sustainable travel options

Commuting Patterns

What are existing commuting patterns?

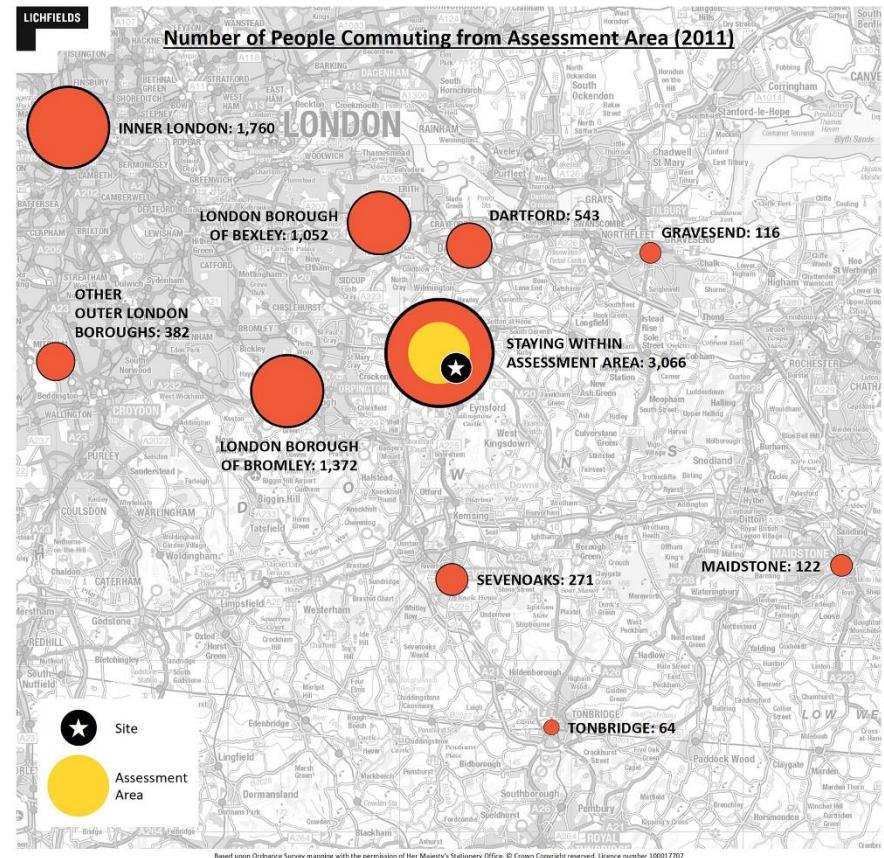
Based on the latest available data from the 2011 Census (see Appendix 3 for more detail), workers in the local assessment area (based on MOSAs and LSOAs) mainly look towards London for work; with more working in a London Borough than those staying in the assessment area for work. The strongest flows of commuting are to inner London Boroughs followed by strong flows to both the London Borough's of Bexley and Bromley. Outside London, flows are mainly focused towards Dartford to the north rather than Sevenoaks to the south.

For people working in the assessment area, most in-commuters come from the wider Sevenoaks District, followed by Dartford, Bexley and Bromley local authority areas. Akin to out-commuting, there is a stronger relationship with South East London and Dartford compared to the wider Kent area to the south and south east.

How will Pedham Place support sustainable commuting?

Taking account of existing patterns of commuting, it is likely that most residents will look to work within London. A transport hub is proposed at Pedham Place that will provide a new 'park & ride' to Swanley train station and new pedestrian/cycle access will also be provided. In addition, improved access routes to Eynsford station may also provide options for to further sustainable transportation by rail. Both can help sustain the likely draw of commuting towards London while also enabling commuting south towards Sevenoaks. Bus services can also be provided to other nearby centres and improved local pedestrian/cycle access to nearby and on-site employment.

It is likely commuting patterns will have changed from the 2011 Census; particularly as a result of the COVID-19 pandemic. With a shift to more flexible patterns of work – with many working from home or local flexible office space – there is likely to be less demand for commuting from some sectors. These changing patterns of commuting can be taken into account as a detailed masterplan develops.



3. Provision at Pedham Place

Community infrastructure and uses proposed at Pedham Place is either sized to either meet induced demand, to have wider District benefits, or to ensure no negative wider impact

Summary of Proposed Provision

Infrastructure	Surplus/Shortfall and Gaps against Baseline	Infrastructure Provision at Pedham Place		Pedham Place's Infrastructure Impact
Education	Shortfall – lack of capacity	<ul style="list-style-type: none"> • SEN School • 2x 2FE Primary School • 6FE Secondary School (Inc. +16 facilities) 	Pedham Place can deliver nurseries, an SEN school, primary and secondary education facilities. This delivery can provide a strategic solution to meet wider housing needs but also educational needs in the local area.	Wider Benefit – Sized to meet wider shortfalls.
Health	Shortfall – lack of capacity	<ul style="list-style-type: none"> • Health Hub (at least 4 GPs and 3 to 4 Dentists) 	Pedham Place will deliver at least a local 'health hub' or GP surgery/Dentist in the local District Centre. There is also scope to meet wider needs should this be required noting that there is other local planned for provision.	Sized to meet Pedham demand – Also scope to meet wider needs.
Retail	Shortfall – lack of capacity	<ul style="list-style-type: none"> • Supermarket (800 sqm gross) • Other small retail units (900 sqm gross) 	The role of the District Centre within Pedham Place should be to cater to day to day needs of residents, and is likely to provide a small supermarket plus other smaller convenience and comparison units along with a range of service uses. The centre will be of a scale to ensure it does not adversely impact on existing centres, including Swanley Town Centre.	Sized to ensure no wider negative impact – Including appropriate phasing. Wider benefits also given not all demand met at Pedham.
Food and beverage	No shortfall identified	<ul style="list-style-type: none"> • Food and beverage outlets (450 sqm gross) 	The District Centre should include a range of food and beverage outlets, which could include a coffee shop, café, restaurant, pub or take away.	Sized to ensure no wider negative impact – Including appropriate phasing.
Leisure	Shortfall – lack of capacity	<ul style="list-style-type: none"> • Medium sized gym (up to 100 stations) 	There is an existing shortfall in health and fitness facilities in the local area (even with the new White Oak Leisure Centre), and the provision of a new medium sized gym within Pedham Place will help to meet this need.	Wider Benefit – Will meet induced demand but also help deliver improved White Oak facility.
Hotels	Shortfall – limited stock identified	<ul style="list-style-type: none"> • 150 – 200 bed hotel 	A new hotel will help meet wider shortfalls identified as part of the former emerging Local Plan. This will also support the employment land function at Pedham Place.	Wider Benefit – Will help meet wider shortfalls.
Employment	Shortfall – need for Employment Land	<ul style="list-style-type: none"> • c. 8,550 sqm office • C. 26,940 sqm (Class E/B2/B8) 	There is a significant District wide shortfall in employment land. Pedham can deliver a range of employment uses: from flexible office work spaces to warehousing and manufacturing making best use of its well connected location.	Wider Benefit – Will help meet wider shortfalls.
Community facilities	No Shortfall Identified	<ul style="list-style-type: none"> • 1 to 2 Spaces • Library • Youth Centre 	The delivery of community facilities at Pedham will meet the demand of new residents. New schools will also be dual use to provide additional community space.	Sized to meet Pedham demand – Also scope to meet wider needs.

Contents

1 Introduction

2 Community Infrastructure Audit

3 Provision at Pedham Place

4 Settlement Roles and Hierarchy

5 Summary and Conclusion

Appendices

4. Settlement Roles and Hierarchy

Pedham Place will be a settlement in its own right, with uses and infrastructure to serve its population. New uses are sized though to complement, not outcompete, nearby Swanley

Role and Benefits of Pedham Place

From our analysis, Pedham Place would become a new ‘Town’ in the District’s settlement hierarchy. It would be a settlement more akin to the size of Edenbridge than nearby larger Swanley. It would therefore be subservient to Swanley – which has a greater population and more comprehensive service provision – and have a close relationship with nearby Eynsford and Farningham, but would work to complement the existing three settlements, rather than detract. Its role in strategic planning terms would be to provide much needed new homes (including affordable and elderly), new infrastructure, and new employment opportunities as well as a series of other benefits (below) which would work to improve the overall standard of infrastructure in the wider area.

	2,500 new homes, including affordable and elderly homes		Nursery, SEN, Primary, and Secondary education facilities
	New town centre, with a range of uses		Health centre enhancing local primary health service provision
	Flexible community space, providing a focus for a range of activities		Enhancing public transport accessibility
	New modern offices and flexible workspaces		Light industrial, R&D, and warehousing space
	Sports & leisure facilities, plus a contribution to White Oak		Complimentary AONB improvements, new open spaces, biodiversity net gain

Pedham Place – Swanley Relationship

Key to the successful delivery of Pedham Place is to ensure a complementary relationship with Swanley. There is a key requirement that new provision at Pedham Place is correctly sized and phased such that it does not undermine services or regeneration within Swanley. However, our analysis demonstrates that a complementary relationship can be achieved and maintains.

The analysis in this report demonstrates that the uses and community infrastructure provision at Pedham Place are not sized to a point where it would undermine or preclude Swanley’s primacy. Most uses will either meet the new settlements own needs, provide wider District level benefit, or will be sized to ensure no negative impact to Swanley. For example:

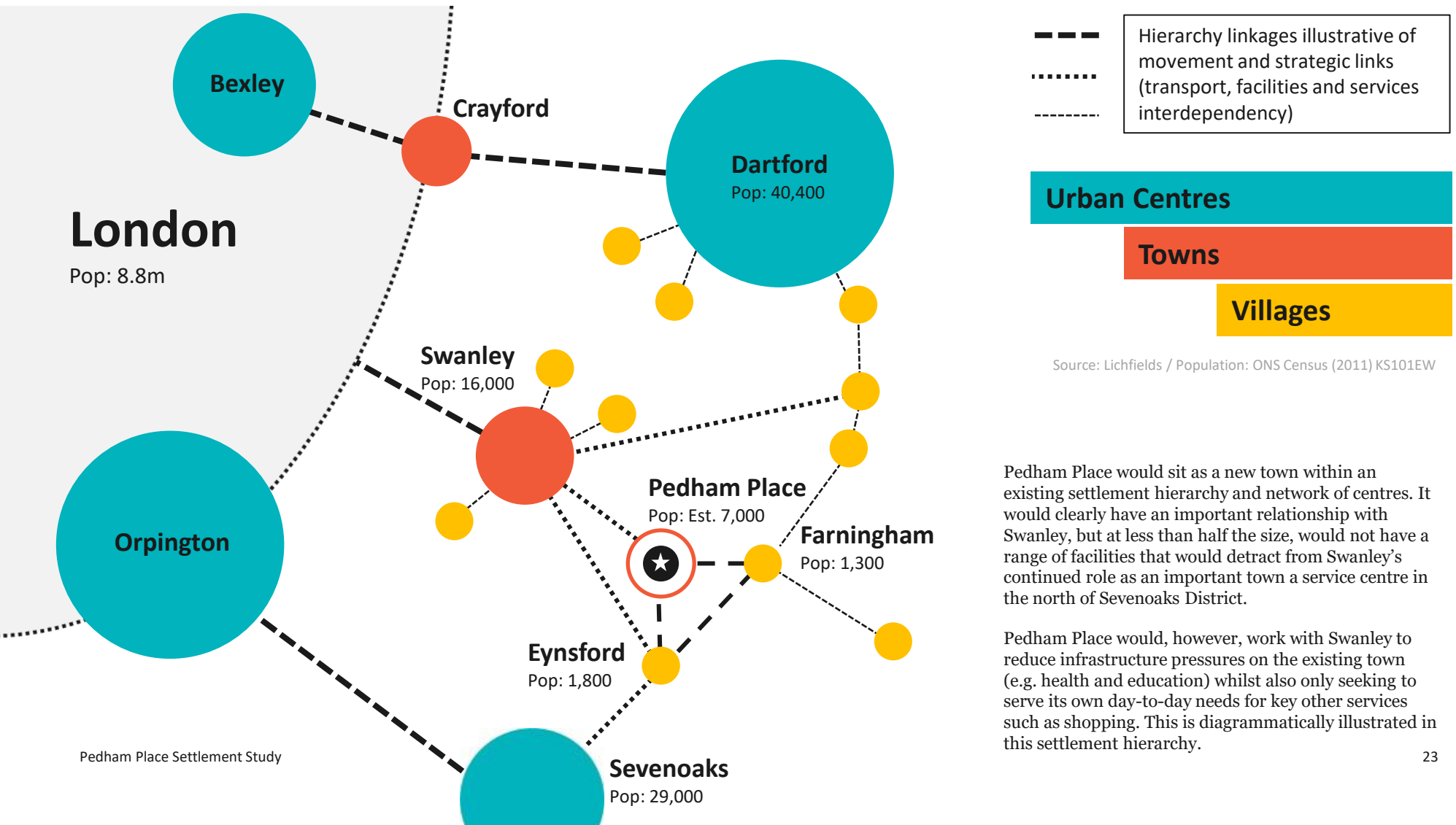
- The new town centre uses are sized and can be appropriately be phased so as not to divert trade from Swanley, taking account of expected expenditure growth;
- New education facilities will help meet wider shortfalls that cannot be met through expansion in Swanley, providing a wider net benefit, ensuring from arising needs committed development in and around Swanley to be met; and
- Health facilities can be sized to meet the needs from Pedham Place alone or help meet wider needs should it be required to accounting for proposed expansions.

The development will also provide contributions to improve Swanley; including contributions to the White Oak Leisure Centre and train station upgrades.

The two settlements will be physically separated by the M25. While new pedestrian and bus links would be provided and there will be some cross-utilisation of the two towns facilities, we expect Pedham Place will have a greater symbiotic relationship with nearby Eynsford and Farningham. These villages will benefit from improved local infrastructure and new sustainable travel options within Pedham Place. Overall, we conclude a positive relationship between the two settlements can be achieved.

4. Provision at Pedham Place

Pedham Place would sit as a new town within the settlement hierarchy, below Swanley, with strategic links between the nearby local villages of Eynsford and Farningham



Pedham Place would sit as a new town within an existing settlement hierarchy and network of centres. It would clearly have an important relationship with Swanley, but at less than half the size, would not have a range of facilities that would detract from Swanley's continued role as an important town a service centre in the north of Sevenoaks District.

Pedham Place would, however, work with Swanley to reduce infrastructure pressures on the existing town (e.g. health and education) whilst also only seeking to serve its own day-to-day needs for key other services such as shopping. This is diagrammatically illustrated in this settlement hierarchy.

Contents

1 Introduction

2 Community Infrastructure Audit

3 Provision at Pedham Place

4 Settlement Roles and Hierarchy

5 Summary and Conclusion

Appendices

5. Summary and Conclusion

A settlement in its own right that can deliver wider housing and economic benefits; complementing nearby Swanley and benefiting the local area

Conclusions

This report has considered the role and function of Pedham Place: a proposed new settlement comprising of c.2,500 homes alongside community infrastructure, a District Centre, and employment land. It provides a sound and robust evidential basis upon which the site can be taken forward through to an allocation in a new District Local Plan; demonstrating it can be a complementary development can be achieved to help meet acute housing needs, provide a local economic boost, and enhance local community infrastructure provision.

The assessment's key findings:

1. Pedham Place is well located at the key junction of the M25 and M20. It is to the south of Swanley and is physically separated by the motorway network. By 2035, the new settlement would have a population of c.7,000 people.
2. In the local area, there is currently a shortfall in capacity for most community infrastructure; including education and health facilities. Taking account of planned for growth, existing facilities are unable to meet the demands of a growing population: with or without development at Pedham Place. Development at Pedham Place can help meet these demands without prejudicing the primacy of nearby Swanley.
3. In respect of education facilities, the new settlement would include 2x 2FE primary schools, a 6FE secondary school, and an SEN school. Without Pedham Place, there is not sufficient local capacity to meet committed growth as nearby schools are at capacity and cannot be upgraded. Pedham Place therefore provides a strategic solution to meeting these needs.
4. There is also a local shortfall in health services, with a need to provide additional GP capacity. The local CCG plan on delivering an additional 7 practices in the local area and Pedham Place will deliver a new health hub/GP surgery in its District Centre. It can be sized to meet the needs of Pedham Place alone or help meet wider needs if required.
5. Based on Experience forecasting, Pedham Place can deliver a District Centre with a total of 2,400 sqm – including a small supermarket (800 sqm) – without adversely impacting nearby centres. Indeed, expenditure growth will benefit rather than harm existing designated centres, because not all of the new expenditure will be taken by the District Centre. This benefit will help to offset trade diverted from existing shopping destinations.
6. The new settlement would include c.9.4ha of employment land from Class E offices to a range of light industrial, research/development, and warehousing space. In combination with community and other uses, the settlement would support c.1,600 jobs (not accounting for home working) with an annual operational economic output of c.£116m (GVA). This employment land would help meet local deficits in employment land supply.

Role and relationship with Swanley:

Key to the successful delivery of Pedham Place is to ensure a complementary relationship with Swanley. The analysis in this report demonstrates that the uses and community infrastructure provision at Pedham Place are not sized to a point where it would undermine or preclude Swanley's primacy. Most uses will either meet the new settlements own needs, provide wider District level benefit, or will be sized to ensure no negative impact to its neighbour.

Importantly, the two settlements are physically separated by the motorway network. While new links will be provided, we expect the new settlement will equally look towards nearby Eynsford and Farningham, together providing a varied set of local services and facilities. These villages will benefit from improved local infrastructure and new sustainable travel options within Pedham Place. Improved links to these villages – such as the Eynsford train station – can be explored further as the design progresses.

Contents

1 Introduction

2 Community Infrastructure Audit

3 Provision at Pedham Place

4 Settlement Roles and Hierarchy

5 Summary and Conclusion

Appendices

Appendix 1: Community Infrastructure Audit

Benchmarks and Sources

Infrastructure	Unit of Measurement/Benchmark Assumptions	Source
Education		
Early years	<ul style="list-style-type: none"> 30% of infants (0-4 years) require nursery provision at any given time Benchmark nursery size of c.50 children per nursery 	<ul style="list-style-type: none"> Based on guidance in Hampshire CC
Primary	<ul style="list-style-type: none"> 30 pupils per Form of Entry (FE), 7 year groups (reception to year 6) 2FE to 3FE school size (420 to 630 pupils) 	<ul style="list-style-type: none"> Building bulletin 103: Area Guidelines for Mainstream Schools Local Capacity data from: https://get-information-schools.service.gov.uk/ INS001 Sevenoaks District Infrastructure Delivery Plan (March 2019) KCC – Commissioning Plan for Education Provision in Kent 2021 KCC Comment to Policy T1 (ref. LPS2010)
Secondary (incl Post-16)	<ul style="list-style-type: none"> 30 pupils per Form of Entry (FE), 6.5 year groups (year 7 to half size year 13) 5FE to 8FE school size (975 to 1,560 pupils) 	
Health and Community		
GPs	<ul style="list-style-type: none"> 1 GP per per 1,800 population Up to 8 GP's per surgery 	<ul style="list-style-type: none"> HU DU Model Local Capacity data from: General Practice Workforce Interactive Workboard
Dentists	<ul style="list-style-type: none"> 1 Dentist per 2,000 population 	<ul style="list-style-type: none"> Department of Health benchmark - NHS Dental Statistics for England 2014/15 Local Dentists from: https://www.nhs.uk/service-search/find-a-dentist
Community Centres/Spaces	<ul style="list-style-type: none"> Benchmark of 1 centre per 4,000 persons (“centres” encompass a range of different formats/uses e.g. could be sports pavilion, could be village hall, could be sports hall, could be multi-use) 	<ul style="list-style-type: none"> Barton, Grant and Guise (2003) Shaping Neighborhoods: A Guide for Health, Sustainability and Vitality INS001 Sevenoaks District Infrastructure Delivery Plan (March 2019)

Appendix 1: Community Infrastructure Audit

Benchmarks and Sources

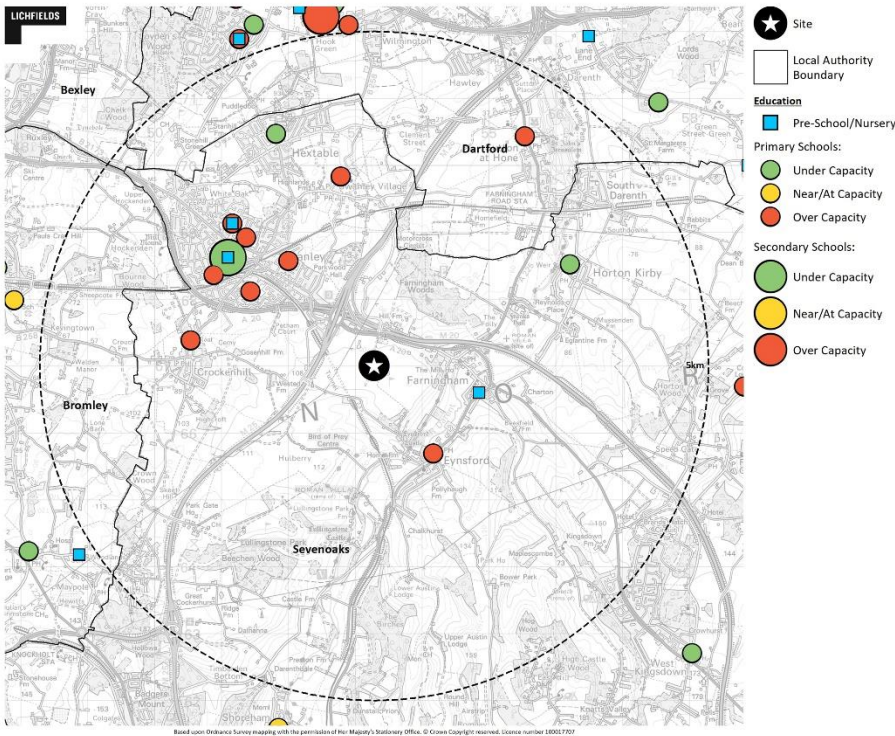
Infrastructure	Unit of Measurement/Benchmark Assumptions	Source
Open Space/Sport		
Formal Outdoor	<ul style="list-style-type: none"> 2.15ha per 1,000 population comprising: <ul style="list-style-type: none"> 1.6ha outdoor sports (incl. 1.2ha playing pitches) 0.25ha equipped/designated play areas 0.3ha other outdoor (e.g. MUGAs, skate park etc.) 	<ul style="list-style-type: none"> Fields in Trust - Guidance for Outdoor Sport and Play Beyond the Six Acre Standard Sport England Active Places Database - https://www.activeplacespower.com/
Informal Outdoor	<ul style="list-style-type: none"> 3.2ha per 1,000 population comprising: <ul style="list-style-type: none"> 0.8ha parks and gardens 0.6ha amenity green space 1.8ha natural and semi-natural greenspace 	
Leisure	<ul style="list-style-type: none"> 7.2 fitness stations per 1,000 population (South East average) 	
Retail		
Retail, Shops and Services (Use Class E)	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> ECO002 Sevenoaks District Retail Study (November 2016) Experian's Retail Planner Briefing Note 18, October 2020
Employment		
Employment Land and Employment	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> BRES (2019) ECO001 Sevenoaks District Economic Needs Study (August 2016)
Hotels		
Visitor Accommodation	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> ECO004 Sevenoaks District Tourist Accommodation Study (September 2015)

Appendix 2: Community Infrastructure Audit

Mapping local provision

Education

Locally, most schools are concentrated to the north east in Swanley and further north. As can be seen, the vast majority of schools near or over capacity. The closest school to the site is the Anthony Roper Primary School in Eynsford. Kent County Council has already confirmed local schools unable to expand.



Health

Nearby there are very limited health facilities with only a few GPs – all of which are over subscribed – and a few dentists. The nearest hospitals are the Darent Valley, Queen Mary, Princess Royal, and the Orpington hospitals.

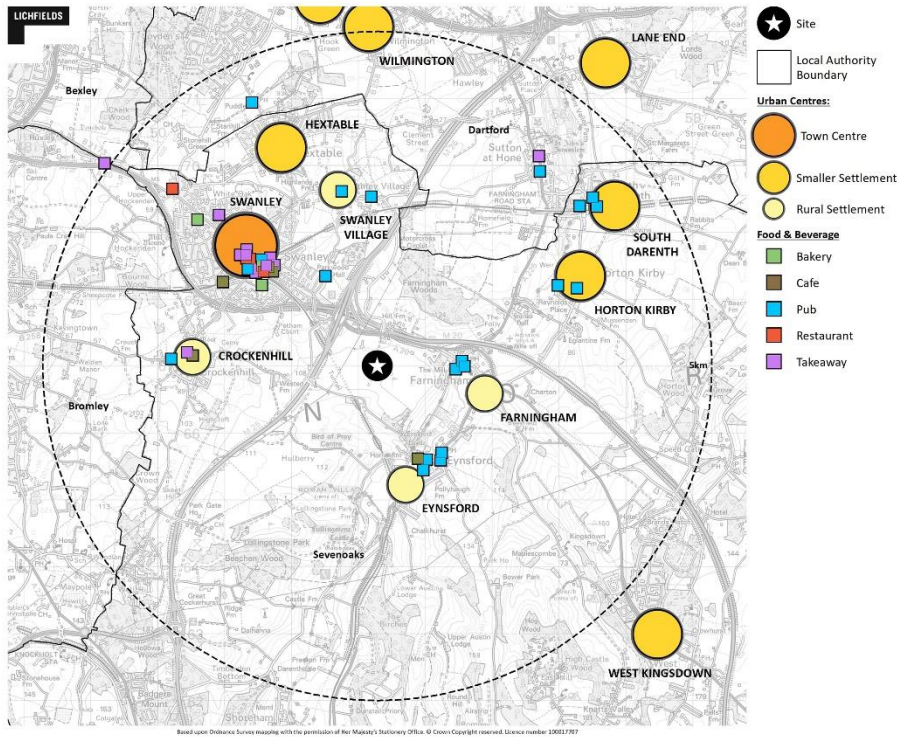


Appendix 2: Community Infrastructure Audit

Mapping local provision

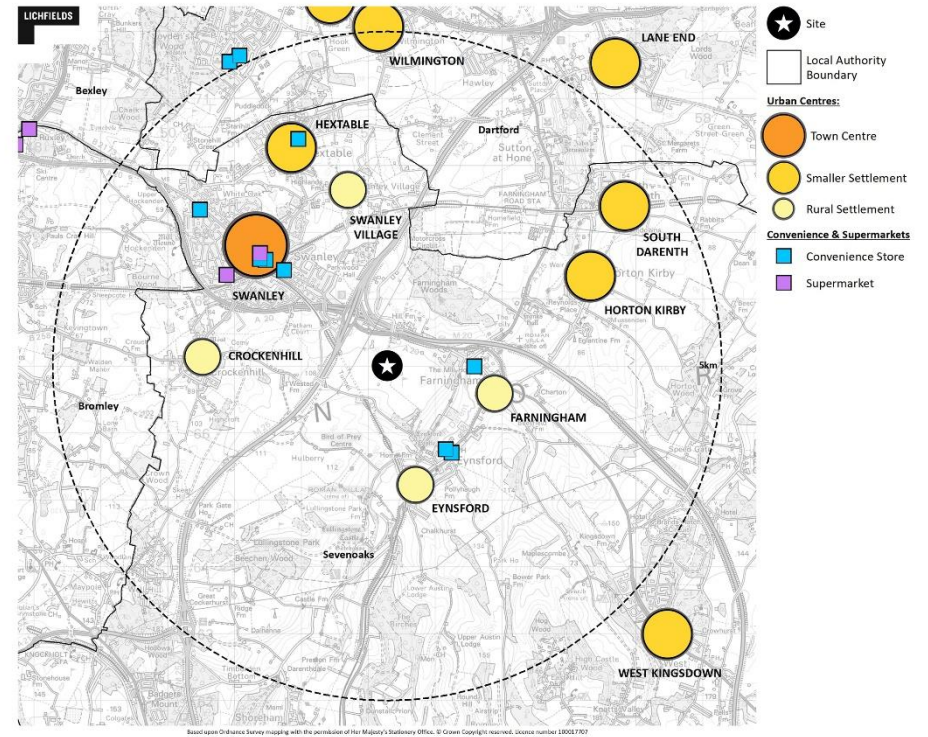
Food and Beverage

Locally, there are a range of food and beverage outlets near to the site. These are primarily focused in and around Swanley town centre; as are a number of nearby country pubs and cafes in Farningham and Eynsford.



Convenience Shopping & Comparison Retail

Nearby to the site, the closest supermarkets are located in Swanley town centre. This is also where local comparison retail is concentrated in. There are a few local convenience shops – such as local butchers and a local village store – in Eynsford and Farningham.

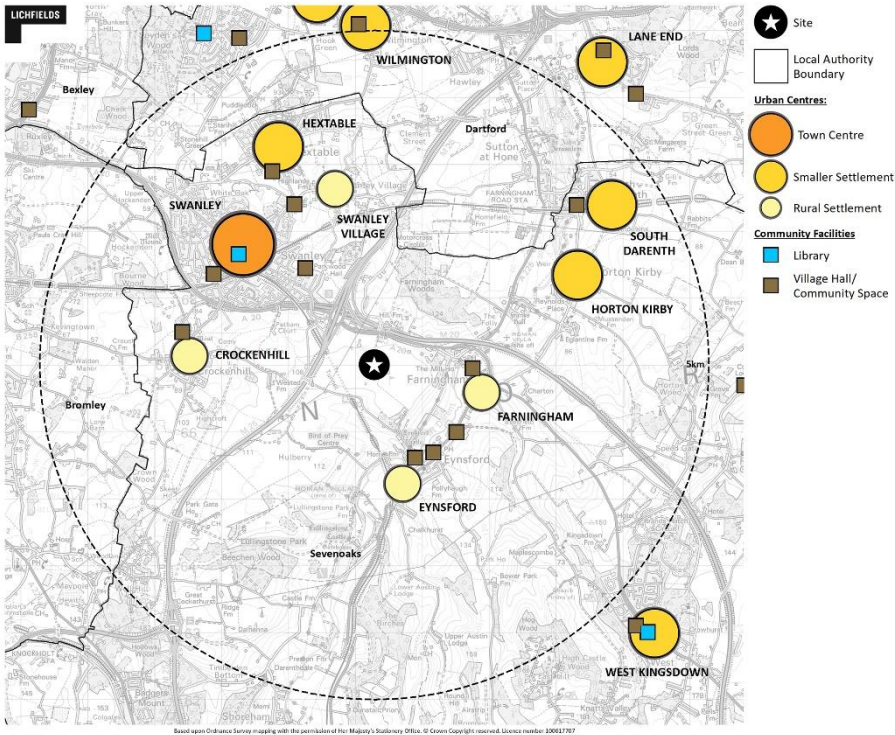


Appendix 2: Community Infrastructure Audit

Mapping local provision

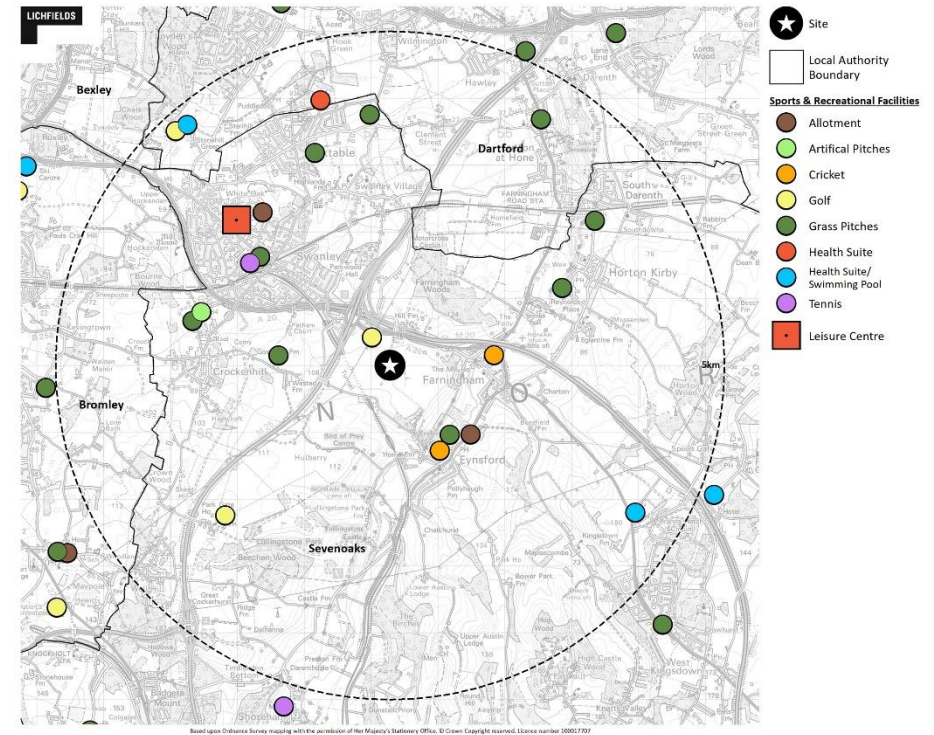
Community Facilities

Most community facilities nearby are village halls and scout huts in local villages. There are also larger community facilities – such as the Alexandra Suite – in Swanley where there is also the closest local library.



Sports Facilities and Allotments

There are a full range of sports facilities nearby the site. These range from golf courses, football grounds, and cricket greens. The closest leisure centre is in Swanley – The White Oak Leisure Centre – which has a range of sports facilities including a swimming pool.

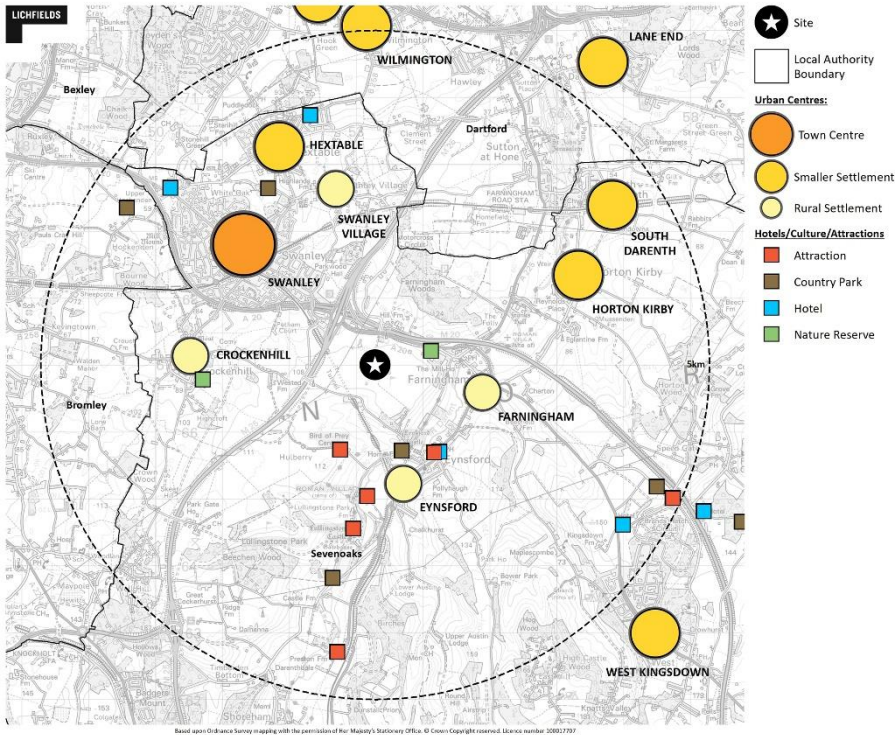


Appendix 2: Community Infrastructure Audit

Mapping local provision

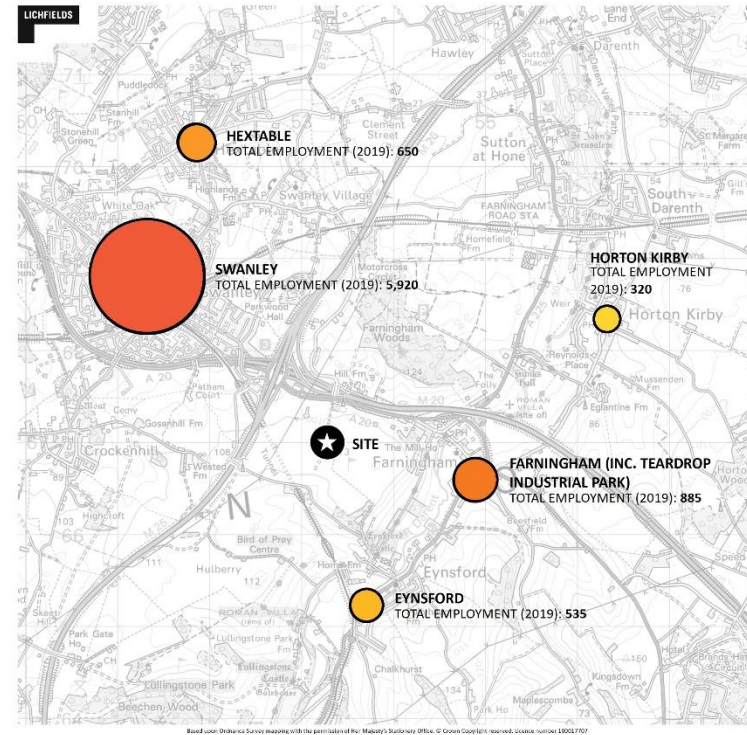
Local Attractions, Country Parks and Hotels

The site is situated near several local cultural attractions and landmarks. This includes country parks and other green spaces such as Swanley Park, Cray Valley Park, and Centenary Wood. Brands Hatch race circuit is nearby served by hotels. There are also a number of nearby attractions such as Eynsford Castle.



Local Employment

The below maps BRES (2019) data mapping local levels of employment. Swanley is unsurprisingly the largest local centre with employment at 6,000 persons in the town. Nearby Farningham also has a relatively high levels of employment given its LSOA includes the Teardrop Industrial Park.



Appendix 3: Pedham Place Provision Analysis

Education Service Assessment

What is the requirement for education facilities given the scale of the proposed development?

By 2035, when Pedham Place is expected to complete, our modelling projects that the new settlement alone will induce a demand for 3 to 4 nurseries, 538 primary school places, and 299 secondary school places. In addition, there will be an additional need for 129 post-16 education places.

As a comparison, the 2017 Kent County Council 'A Guide to Development Contributions and Provision of Community Infrastructure' includes 'Pupil Product Ratios' from 2005/2006 based on the provision of homes and flats in a development. Using these figures, the development is expected to generate a need for 648 primary school places and a combined 463 places for secondary school post post-16 education.

What about other developments in the local area?

Based on our modelling, by 2035 there will be a need for an additional 181 primary school places, 337 secondary school places, and 59 post-16 education places from other committed development. Without Pedham Place, there is projected to be a decline in the requirement for nursery places.

Is there capacity in the local area to meet this growth?

No. Based on the current capacity in local schools there is not sufficient places to meet the demands of both Pedham Place and other planned for development. For example, all the local 8 primary schools (in Eynsford and surrounding Swanley) are over capacity (>95%).

There is capacity at the Orchards Academy secondary school, but this does not at present have the capacity to accommodate the growth expected by 2035 with and without Pedham Place. Other local secondary schools are also over-capacity.

Local Employment Demand Assessment

Is there market demand for employment land at Pedham Place?

The recently emerging Sevenoaks Local Plan identified a need for 11.6ha of employment land to meet needs to 2035 (based on a 2016 Economic Needs Study). This plan also identified Pedham as a broad location for the growth of employment land. It was also noted that the Council had asked neighbouring LPAs to see if they could help meet the districts need. On this basis, clearly there is a need for more employment land in the district, of which this scale of development can help meet. The site is also strategically well located at the junction of the M25 and M20 motorways close to London and on a strategic link towards the Dover crossing.

What sort of sectors would be attracted to this location?

Assessing the latest BRES data (2019), the key employment sectors locally (i.e. in Swanley, Eynsford, and Farningham) are Construction (17% of local employment), Business administration & support services (10%), Manufacturing (8%), Professional (6%), and Transport and Storage (5%). These are the likely sectors from which future occupiers will come from making best use of the sites accessible location to the wider strategic road network.

Also, on the eastern side of the M25 is also a business park called the 'Interchange'. This is characterised by distribution centres, delivery services, and some industrial uses. Its likely, based on its location and taking account of key sectors identified in BRES (2019) data, that Pedham would support similar types of sectors; especially given the rise in demand for distribution centres as a result of online retail growth.

Assumptions for employment jobs and economic output

To calculate the job generation and economic output, we have assumed the full amount of office development is built and 25% of the other floor space is light industrial/B2 use and 75% is B8 use for warehousing/distribution,

Appendix 3: Pedham Place Provision Analysis

BRES (2019) Sector Data & Economic Activity Rates

Area	Sevenoaks		Local Area	
1 : Agriculture, forestry & fishing (A)	900	2%	0	0%
2 : Mining, quarrying & utilities (B,D and E)	300	1%	30	0%
3 : Manufacturing (C)	3,500	7%	605	8%
4 : Construction (F)	6,000	11%	1,230	17%
5 : Motor trades (Part G)	1,250	2%	185	3%
6 : Wholesale (Part G)	1,500	3%	300	4%
7 : Retail (Part G)	4,500	9%	915	12%
8 : Transport & storage (inc postal) (H)	1,250	2%	385	5%
9 : Accommodation & food services (I)	4,000	8%	395	5%
10 : Information & communication (J)	2,500	5%	185	3%
11 : Financial & insurance (K)	1,500	3%	115	2%
12 : Property (L)	1,250	2%	170	2%
13 : Professional, scientific & technical (M)	6,000	11%	455	6%
14 : Business administration & support services (N)	4,500	9%	700	10%
15 : Public administration & defence (O)	900	2%	175	2%
16 : Education (P)	4,500	9%	515	7%
17 : Health (Q)	5,000	10%	510	7%
18 : Arts, entertainment, recreation & other services (R,S,T and U)	3,000	6%	470	6%
Total.	52,350		7,340	

Economic Activity (Jan 2019-Dec 2019)	No.	Total	%
Economic activity rate - aged 16-64	58,400	70,300	83.1%
Employment rate - aged 16-64	55,600	70,300	79.1%
Unemployment rate - aged 16-64	2,800	58,400	4.9%
% who are economically inactive - aged 16-64	11,900	70,300	16.9%

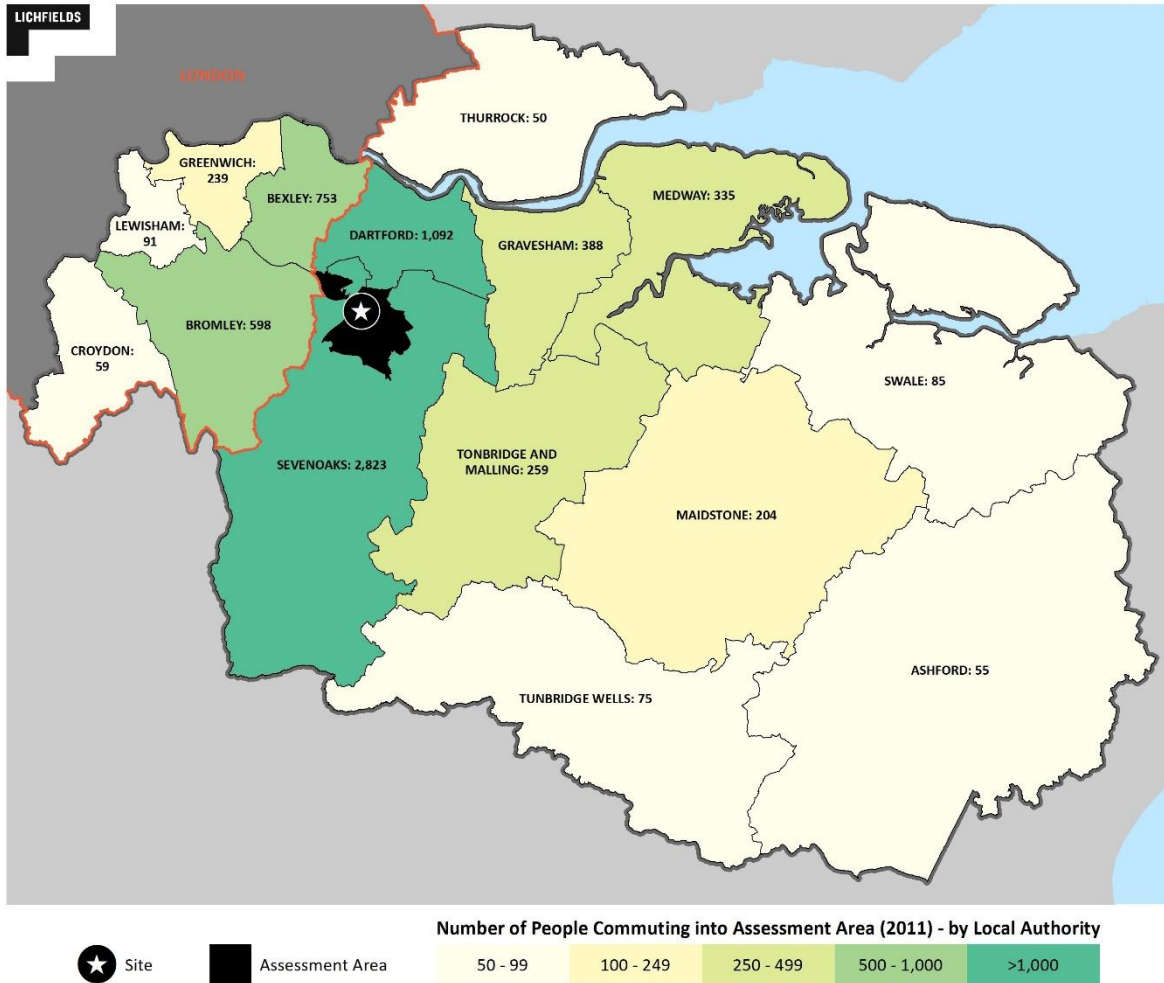
Local Commuting

What are existing commuting patterns?

Based on the latest available data from the 2011 Census, the local assessment area (based on MOSAs and LSOAs) has a total resident workforce of 10,700 people. Of these, c.3,060 both live and work in the area. London is the largest draw for commuting, with over c.4,560 people commuting there for work. Most work in inner London Borough's (c.1,760 people) followed by the London Boroughs of Bromley (c.1,370 people) and Bexley (c.1,050 people). There is some commuting further south and east, but this is far more limited. For example, only c.270 people travel to the wider Sevenoaks urban area for work, c.60 people work in Tonbridge, and c. 120 work in Maidstone. Clearly, people in the assessment area are drawn towards the north and north west for work.

In respect of in-commuting, the majority of people working within the assessment area are from the Sevenoaks (c.2,820 people), Dartford (c.1,090 people), and Bexley (c.750 people) local authority districts. Less significant flows of commuters come from Bromley (c.600 people), Medway (c.355 people), and Greenwich (c.239 people). A map of local in-commuting is included on the next page.

Appendix 3: Pedham Place Provision Analysis



Appendix 3: Pedham Place Provision Analysis

Retail & Leisure

Convenience goods expenditure	Total 2035 (£m)	Retention (%)	Retained (£m)
Pedham Place	16.17	30%	4.85
5km Radius	91.68	2%	1.83
Total	107.85		6.68

Comparison goods expenditure	Total 2035 (£m)	Retention (%)	Retained (£m)
Pedham Place	30.54	10%	3.05
5km Radius	173.16	0.5%	0.87
Total	203.70		3.92

Food and beverage expenditure	Total 2035 (£m)	Retention (%)	Retained (£m)
Pedham Place	11.05	15%	1.66
5km Radius	62.65	1%	0.63
Total	73.70		2.28

Convenience floorspace requirement, 2035	£m	Turnover (£ / sq.m)	sq.m net	sq.m gross
Supermarket - convenience	5.35	12,000	446	
Supermarket - comparison			79	
Supermarket – total			525	807
Other convenience shops	1.34	7,000	191	273
Total	6.68		715	1,080

Comparison floorspace requirement, 2035	£m	Turnover (£ / sq.m)	sq.m net	sq.m gross
Comparison goods stores	3.15	7,000	450	600

F&B floorspace requirement, 2035	£m	Turnover (£ / sq.m)	sq.m gross
F&B outlets	2.28	5,400	423

Source: Experian's local consumer expenditure estimates per capita 2019, projections applied from Experian's Retail Planner Briefing Note 18, October 2020

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