

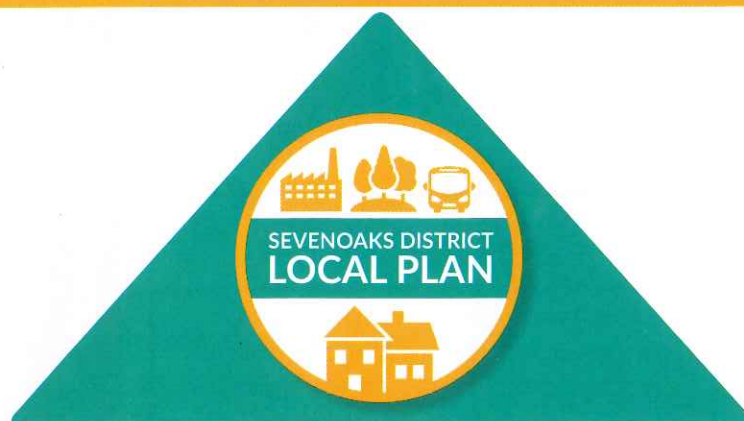


PULL OUT
AND KEEP
PLANNING
POLICY
SPECIAL

Balancing the needs of our District

Last year, we asked for your views on issues facing the District over the next twenty years and options for dealing with them. We've published our draft Local Plan, incorporating your priorities, together with proposals from landowners towards meeting the Government's requirement for new homes while protecting our Green Belt.

Make sure you have your say on the Plan before Monday 10 September.



Read on to find out more about the Local Plan, what is being proposed, our timeline and how you can have your say.

“The Local Plan is an important planning policy that says what can be built and where and what should be protected up to 2035. It covers employment, retail, housing and the environment, but locally the key issue is the ability to build new housing in an area that is 93% Green Belt.

“We are doing our best to ensure the Plan addresses the Government’s requirement to provide new homes and the future needs of all our residents and businesses.

“The Government has told us we should aim to build nearly 14,000 homes between 2015 and 2035 to meet local need. We have no choice but to plan for what Government tells us to. To put this into context, our current Local Plan aims to provide 3,300 new homes over a 20-year period, so this is more than a four-fold increase.

“First and foremost, we are prioritising land in our existing built up areas and land that has already been built on for new homes. However, at best, this would provide only half the new

homes needed. So we have no choice but to look at other areas, known as ‘Exceptional Circumstances’ sites put forward by landowners.

“But, by considering these sites, we have the potential to secure significant funding from developers giving us all a once in a generation opportunity to improve our local infrastructure and community facilities.

“The danger is if we don’t include enough new homes in our Local Plan, developers may still get permission to build from Government, via the planning appeal route, without having to fund any infrastructure and community improvements.

“Despite these national pressures, our Local Plan includes proposals

to continue to protect the best and the overwhelming majority of our Green Belt and the rural nature of our District together with space for jobs, retail, leisure and open space – all essential for the future prosperity of our District.

“We’re keen to hear what you and your family think of the plan – whether you support our proposals for new homes or if you have comments on the possible sites for new development – we want to hear from you.

“Finally a date for your diary: the deadline to comment is on 5pm Monday 10 September, so don’t miss out!”

Cllr Robert Piper
Cabinet Member for Planning

What you have told us already...

Last year we sent a survey to every home in the District asking for your views on the ‘issues’ facing the area over the next twenty years and our suggested ‘options’ for dealing with them.

We had a magnificent response – over 15,000 people took part – and overwhelmingly you supported our ideas, which have been incorporated into this draft of the Local Plan.

You said...	We are proposing to...
Continue to protect the Green Belt	Continue to protect the Green Belt and only support development in ‘exceptional circumstances’ where it provides significant community benefits
Build new homes on brownfield land	Focus new housing on brownfield land, both in existing settlements and in the Green Belt
Deliver new and improved infrastructure where and when needed to support new housing	Take advantage of the opportunities for new and improved infrastructure where needed, funded by developers. We will work with partners to ensure the timely delivery of improvements
Build new housing at higher densities in existing urban areas	Allow new homes to be built at higher densities in our existing settlements to help us to continue to protect the Green Belt

What are ‘exceptional circumstances’ sites?

In broad terms, this is development on Green Belt land where there is a proven need for new homes and social and community benefits to meet a local need. The development would have to include local and district-wide infrastructure improvements, such as new medical and leisure facilities, schools and transport funded by the developers.

The exceptional circumstances sites we are consulting on have been put forward by landowners and developers.

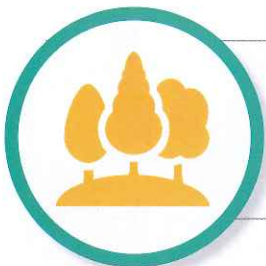
What's in the Local Plan?

The Draft Local Plan contains policies to promote:



Housing choice for all with new housing for families, single, older and vulnerable people, people with disabilities, pitches for Gypsies and Travellers and rural housing

Well designed, safe places that protect the natural and built environment



Protecting the Green Belt, landscapes, wildlife and historical buildings and structures



A vibrant local economy with more space and choice for businesses, planning policies for high streets, supporting the rural and visitor economies and superfast broadband



Communities with excellent services, facilities and infrastructure and vibrant town centres and working with partners to deliver new infrastructure

Healthy living opportunities and improved well-being by retaining and improving open spaces and leisure facilities



A greener future by using technology in new developments to conserve resources, reduce pollution and improve air quality and good design to manage the impact of climate change and reduce flood risk



Explore our interactive map to view proposals in your area by simply typing in your postcode at **www.sevenoaks.gov.uk/draftlocalplan**

Find out more about the draft Local Plan

You can meet our friendly Planning Policy Team at drop-in sessions throughout July, August and September to find out more about the Plan and what's proposed for your area.

No appointment is necessary, so come and visit in:



You can also visit our website www.sevenoaks.gov.uk/draftlocalplan to view the draft Local Plan and our interactive map together with the evidence we have gathered that forms the basis of the Plan.

Paper copies of the Plan are also available to view at our office in Sevenoaks (Argyle Road, Sevenoaks TN13 1HG) and libraries across the District.

Have your say!

Your views are important. We need to hear if you support our Local Plan proposals – the more of you who support the proposals, the more chance they can be delivered, or tell us if you have concerns.

The consultation runs until 5pm on Monday 10 September 2018 and we must receive your comments by the deadline. You can comment via our website

www.sevenoaks.gov.uk/draftlocalplan

Alternatively, you can email planning.policy@sevenoaks.gov.uk or write to **Planning Policy, Sevenoaks District Council, Argyle Road, Sevenoaks TN13 1HG** with your comments.

What happens next?

- 1 Once the consultation closes on 10 September, all your comments will be considered by our Planning Policy Team.
- 2 We will then publish our final version of the Plan later this year, taking account of your comments. You will have an opportunity to comment then, too.
- 3 This version of the Local Plan will be submitted to the Government and considered at a public examination in the spring of 2019.
- 4 If approved by the Government, we hope that the Local Plan will be adopted and used by the Council later in 2019.