

Sevenoaks Regulation 19 Submission Local Plan
Impact Assessment of Allocated Sites on KCC Service Provision
Economic Development

This assessment covers the mixed-use and housing sites allocated under Policy ST2 which does not cover all of the above components for housing supply. The assessment also has not been carried out for each individual site but done on the cumulative impact of allocated sites grouped into specific areas broadly in line with the Settlement Hierarchy used for the Local Plan. The allocated sites in Policy ST2 covers the following:

- Sites within existing settlements,
- Sites on developed land in the Green Belt, and
- Strategic sites in the Green Belt.

Based on the table of components shown above this covers a total of 3,934 dwellings. KCC notes that there is a minor discrepancy between this figure and the total number of dwellings under Policy ST2 which comes to 3,914. The following 5 areas have been used for the assessment covering a total of 3,457 dwellings, or 88% of the total housing delivered from the sites allocated under Policy ST2.

Area Assessed	No. of Dwellings
Sevenoaks Urban Area	1,287
Swanley & Hextable	1,021
Edenbridge	422
News Ash Green & Hartley	164
Badgers Mount/Halstead/Fort Halstead	563
Total	3,457

The remaining sites allocated under Policy ST2 are assumed to be capable of being accommodated within existing infrastructure capacity owing to their dispersed nature and the lack of any large sites over 55 dwellings. The total of 457 dwellings covered by these sites would, however, have a cumulative impact across the whole of Sevenoaks District with the principal impact being on Secondary education provision.

Pedham Place has been assessed separately as the designation of this as a “Broad Location for Growth” is not providing confirmation of the site as an allocated site with the Local Plan. The site would, however, have a significant impact on the provision of infrastructure for KCC services being by far the largest site identified within Sevenoaks District. Whilst assessed separately its proximity to Swanley warrants its assessment being put within the context of the allocated sites for the Swanley & Hextable area.

The impact of sites already completed has not been assessed as these would have already been accommodated within the current capacity of KCC’s Services providers in some instances necessitating improvements to capacity which have been funded by KCC without recourse to any funding secured by Sevenoaks DC through its CIL Charging Scheme.

In addition to the area assessments identified previously the following major sites, which are being consulted on separately, have also been assessed either separately or in conjunction with the areas previously identified where this is appropriate.

- MX4/MX61** – Assessed as additional development to the New Ash Green/Hartley Area.
- MX62/HO412** – Assessed as additional development to the Edenbridge Area
- MX58 and MX59** – Assessed separately for Kemsing but with the addition of two sites allocated under Policy ST2 for this area adding an additional 42 dwellings.

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The assessment has the following limitations: -

- i). It does not include sites that already have planning permission. These may be significant as development sites that have permission but have not yet come forward could add to the impact of the allocated sites under Policy ST2. However, there has been insufficient time to identify any specific sites that could be included with the exception of DRA Fort Halstead (450 dwellings).
- ii). It does not take into account the Windfall Sites as, by their definition, the location of these sites is unknown. A sensitivity test has been carried out that has allocated the estimated housing to be delivered by windfall sites across the assessed areas proportionately giving the following:

Area Assessed	No. of Dwellings from Allocated Sites	Proportionate dwellings from Windfall Sites
Sevenoaks Urban Area	1,287	416
Swanley & Hextable	1,021	330
Edenbridge	422	136
News Ash Green & Hartley	164	54
Badgers Mount/Halstead/Fort Halstead	563	182
Other Settlements	457	148
Total	3,914	1,266

- iii). The assessment only provides information on the demand generated by the planned development for each area. Further work is required with each KCC Service provider to identify the infrastructure needed to meet this demand. Further discussions will be needed with Sevenoaks DC, prior to submission of the Local Plan, in the preparation of the supporting Infrastructure Delivery Plan.
- iv). Detailed information is not currently available on the housing mix for the allocated sites. The assessment has, therefore, taken a worst case scenario that the development sites would be all housing. (Note: this only really has implications on education provision where pupil products are different for housing and flats.)

Assessment Results

The results of this initial assessment of the impact of the allocated sites contained within Reg 19 Submission Local Plan, along with the additional major sites consulted on separately, is shown in the attached table.

The broad implications of the planned development identified by the allocated sites under Policy ST2 of the Reg 19 Submission Local Plan are:

- a) Primary Education – There would be a likely requirement for additional provision of between 1FE and 2FE for the Sevenoaks Urban Area, Swanley & Hextable Area and Badgers Mount/Halstead/Fort Halstead Area.

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- b) Secondary Education – There is a total requirement for additional new provision of between 4FE and 6FE to accommodate the demand from the planned development.
- c) All other KCC Services (Community Learning, Libraries, Youth and Social Care) would require improvement and/or additional facilities to continue to deliver an acceptable level of service to new customers generated by the development. Further detailed work is required with each service provider to identify the nature of the improvements that need to be made but an indicative cost of these improvements is in the order of £1.25m
- d) The Pedham Place site is significantly large to support the provision of 2 new 2FE primary schools, a new 4FE-6FE secondary school and new health and community facilities. The education provision that this site could deliver would benefit primary school provision in the Swanley & Hextable area and secondary school provision across North Sevenoaks.
- e) The additional major sites MX4/MX61(New Ash Green) and MX62(Edenbridge) would both place additional pressure on education provision in the area requiring additional new provision of 1FE each.

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Assessment of Housing Sites Allocated under Policy ST2 by Area.

Area	No.of Dwellings	KCC Service		Demand Generate	Potential Impact
Sevenoaks Urban	1,287	Education:	Primary	up to 360 pupils	Requirement for up to 1.7FE additional provision to meet the demand generated by planned development.
			Secondary	up to 257 pupils	Requirement for up to 1.7FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.
		Community Learning & Skills		79 clients	Additional capacity required at a cost of £38,400.
		Library Services		597 clients	Additional capacity required at a cost of £264,000.
		Youth Services		63 clients	Additional capacity required at a cost of £72,000.
		Families & Social Care		41 clients	Additional capacity required at a cost of £93,300.
Swanley & Hextable	1,021	Education ⁽¹⁾ :	Primary	up to 286 pupils	Requirement for up to 1.4FE additional provision to meet the demand generated by planned development.
			Secondary	up to 204 pupils	Requirement for up to 1.4FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.
		Community Learning & Skills		64-69 clients	Additional capacity required at an average cost of £32,500.
		Library Services		465-515 clients	Additional capacity required at an average cost of £214,800.
		Youth Services		41-57 clients	Additional capacity required at an average cost of £51,600.
		Families & Social Care		33-40 clients	Additional capacity required at an average cost of £81,800.
Notes:	1. Development in the Swanley & Hextable area has the potential to impact on both primary and secondary schools within the Dartford area. There are 3 primary and 3 secondary schools within the Wilmington and Joydens Wood areas closest to Swanley and Hextable whilst slightly further afield there are an additional 6 primary and 3 secondary schools.				

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Area	No.of Dwellings	KCC Service		Demand Generate	Potential Impact
Edenbridge	422	Education:	Primary	up to 118 pupils	The Commissioning Plan for Education in Kent 2018-22 currently shows that the requirement for up to 0.6 FE additional provision to meet the demand generated by this planned development could be accommodated within the Sevenoaks Rural South West planning group for primary schools.
			Secondary	up to 84 pupils	Requirement for up to 0.6FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.
		Community Learning & Skills		27 clients	Additional capacity required at a cost of £13,100.
		Library Services		194 clients	Additional capacity required at a cost of £85,500.
		Youth Services		16 clients	Additional capacity required at a cost of £17,700.
		Families & Social Care		14 clients	Additional capacity required at a cost of £32,400.
New Ash Green & Hartley	164	Education:	Primary	up to 46 pupils	The Commissioning Plan for Education in Kent 2018-22 currently shows that the requirement for up to 0.2 FE additional provision to meet the demand generated by this planned development could be accommodated within the West Kingsdown, Hartley & New Ash Green planning group for primary schools.
			Secondary	up to 33 pupils	Requirement for up to 0.2FE additional provision to meet the demand generated by planned development. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.
		Community Learning & Skills		11 clients	Additional capacity required at a cost of £5,100.
		Library Services		75 clients	Additional capacity required at a cost of £33,000.
		Youth Services		7 clients	Additional capacity required at a cost of £7,500.
		Families & Social Care		6 clients	Additional capacity required at a cost of £14,200.

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Area	No.of Dwellings	KCC Service		Demand Generate	Potential Impact
Badgers Mount & Halstead/Fort Halstead	563	Education:	Primary	up to 158 pupils	The Commissioning Plan for Education in Kent 2018-22 currently shows that there is some spare capacity within the Halstead & Knockhalt planning group for primary schools. However, the requirement for up to 0.75 FE additional provision to meet the demand generated by this planned development would, in conjunction with the consented development for DRA Fort Halstead, would exceed this capacity requiring up 1.5FE new provision within the area.
			Secondary	up to 113 pupils	Requirement for up to 0.75FE additional provision to meet the demand generated by planned development along with a further 0.55FE to meet the demand generated by the consented development for DRA Fort Halstead. Existing secondary schools would reach over capacity during the Plan Period requiring new provision to accommodate demand from planned development.
		Community Learning & Skills		35 clients	Additional capacity required at a cost of £17,100.
		Library Services		242 clients	Additional capacity required at a cost of £106,900.
		Youth Services		16clients	Additional capacity required at a cost of £18,500.
		Families & Social Care		21 clients	Additional capacity required at a cost of £48,700.

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Assessment of Pedham Place (Broad Location for Development).

Pedham Place	2,500	Education:	Primary	up to 700 pupils	The development would require the provision of up to 3.3FE. It is also of a sufficient scale and size to be capable of on-site provision of 2 new 2FE schools which could some of the demand generated by allocated development within the Swanley & Hextable Area.
			Secondary	up to 500 pupils	The development would require the provision of up to 3.3FE and justify the provision of a new 4FE school. However, It is of a sufficient scale and size to be capable of delivering a 6FE school on-site provision that would provide additional capacity to accommodate demand from allocated development across the wider North Sevenoaks area.
		Community Learning & Skills		150 clients	The development would justify new on-site provision through the delivery of health and community facilities. This could be achieved by direct provision by the developer or through a contribution of around £1.1m for KCC to provide the requisite facilities.
		Library Services		1,000 clients	
		Youth Services		60 clients	
		Families & Social Care		90 clients	

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Assessment of Additional Major Sites.

MX4/MX61 Land South of Redhill Road, New Ash Green with New Ash Green & Hartley	560	Education:	Primary	up to 157 pupils	The demand generated by this additional major site could not be accommodated by the primary schools within the West Kingsdown, Hartley & New Ash Green planning group and an additional 1FE provision would be required.
			Secondary	up to 112 pupils	Requirement for up to 0.75FE additional provision to meet the demand generated by this additional development site. Existing secondary schools would reach over capacity during the Plan Period and this additional demand would exacerbate the situation adding further justification for new secondary school provision for North Sevenoaks of 4-6FE.
	164	Community Learning & Skills		46 clients	Additional capacity required at a cost of £22,300.
		Library Services		333 clients	Additional capacity required at a cost of £147,100.
		Youth Services		32 clients	Additional capacity required at a cost of £37,000.
Families & Social Care		25 clients	Additional capacity required at a cost of £57,800.		
MX62/HO412 Land Between Hartfield Road & Hever Road, Edenbridge with Edenbridge	300	Education:	Primary	up to 84 pupils	Requirement for up to 0.4FE additional provision. Pupils generated by this additional development site would exceed the available capacity of the primary schools in the area.
			Secondary	up to 60 pupils	Requirement for up to 0.4FE additional provision. This additional development site would exacerbate the over capacity issues for secondary schools across the District adding to the pressure for a new school.
	422	Community Learning & Skills		19 clients	Additional capacity required at a cost of £9,300.
		Library Services		139 clients	Additional capacity required at a cost of £61,500.
		Youth Services		12 clients	Additional capacity required at a cost of £13,300.
		Families & Social Care		10 clients	Additional capacity required at a cost of £23,500.

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MX58 Land West of Childsbridge Lane, Kemsing	149	Education:	Primary	up to 126 pupils	Requirement for up to 0.6FE additional provision. The Commissioning Plan for Education in Kent 2018-22 currently shows that the demand generated by this additional development could be accommodated within the Sevenoaks Rural East planning group for primary schools.
			Secondary	up to 90 pupils	Requirement for up to 0.6FE additional provision. This additional development site would exacerbate the over-capacity issues for secondary schools across the District adding to the pressure for a new school.
MX 59 Land North & South of Kemsing Station	300	Community Learning & Skills		31 clients	Additional capacity required at a cost of £14,900
		Library Services		225 clients	Additional capacity required at a cost of £99,300
Land South of West End, Kemsing	20	Youth Services		23 clients	Additional capacity required at a cost of £26,200
Land South of Noahs Ark, Kemsing	22	Families & Social Care		16 clients	Additional capacity required at a cost of £36,000