

11 January 2022 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks



Finance & Investment Advisory Committee

Supplementary Agenda

	Pages	Contact
14. White Oak Leisure Centre Residential Quarter, Swanley Development Proposal (Appendix D)	(Pages 1 - 8)	Detlev Munster Tel: 01732227099

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

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Appendix D - SUSTAINABILITY CHECKLIST:

Name of Officer completing this form: Jessica Bolsin

Date checklist completed: 30th November 2021

Title of policy/strategy/project: White Oak Residential

What contribution/impact does this proposal make towards enhancing the Council’s commitment to sustainability?

- Tick: (✓) +ve - if the proposal makes a **positive** contribution
 -ve - if the proposal makes a **negative** impact
 ? - if there is **uncertainty** in predicting positive contribution or negative impact
 N/A - if the impact of the proposal is **outwith scope** of proposal

Categories	+ve			-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-			
A. Community Safety									
1) Help to reduce fear of crime		✓							Emerging design will ensure that fear of crime is reduced e.g. through designing well lit and overlooked public spaces
2) Help to reduce occurrence of crime		✓							Through examples above, design will help to reduce opportunities for crime
3) Help to reduce occurrence of anti-social behaviour		✓							As above - design will ensure reduced opportunities for ASB
4) Ensure developments maximise security and safety using safer by design procedures as appropriate		✓							Specific action to design out crime
5) Encourage individual/community responsibility				✓					Development will not directly encourage responsibility but it is expected that the design will help to improve general attitude towards crime and safety
B. Economy & Work									

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Categories	+ve				-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-	-			
6) Increase employment opportunities for local people			✓							Contractor will be given targets on local employment directly or through supply chain
7) Link local production with local consumption									✓	
8) Help local and community based businesses to set up and grow and promote rural diversity									✓	
9) Value and support unpaid work									✓	
C. Education & Awareness Raising										
10) Foster appreciation and care for the local environment			✓							New improved landscaped areas will encourage residents to care and appreciate their surroundings
11) Improve access to training, education and self-development opportunities for all			✓							Contractor will be given targets on local apprenticeships and training
12) Encourage the adoption of sustainable lifestyles and practices			✓							Residential units directly adjacent to new leisure centre
D. Equitable Access to Local Facilities & Services										
13) Address inequalities through allocating resources based on need									✓	
14) Improve access to local services and facilities for local people			✓							Residential units directly adjacent to new leisure centre
15) Protect local shops and services			✓							81 new residential units bringing additional residents to Swanley to support local services
16) Ensure access to usable open spaces and meeting places			✓							Design will ensure access to local open space is facilitated
17) Improve facilities, access and opportunities for people with disabilities, wheelchair users, people with pushchairs and elderly people			✓							Designs will provide accessible units in line with planning policy

Categories	+ve			-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-			
18) Improve opportunities, facilities and access for children & young people				✓					Residential units directly adjacent to new leisure centre
E. Health									
19) Reduce factors contributing to ill health (e.g. poverty, safety, diet, lifestyle, pollution)			✓						New quality housing contributing to health and wellbeing
20) Provide support for elderly people and young people and their families			✓						Development will provide a mix of new homes including family homes
21) Provide access to housing, appropriate to need	✓								81 new homes with a mix of sizes
22) Increase opportunities for residents to partake in regular physical activity		✓							Residential units directly adjacent to new leisure centre
23) Increase accessible leisure/ recreation opportunities for young people (i.e. in terms of cost/transport/supervision)			✓						Residential units directly adjacent to new leisure centre
F. Local Identity & Heritage									
24) Protect/enhance local heritage and features of cultural, visual and historic identity				✓					Whilst not directly contributing, redeveloping this site will help SDC meet its housing targets without encroaching on the green belt and AONB.
25) Contribute to local distinctiveness and promote design quality in new buildings	✓								New homes provided will help set a precedent in the area for high quality design
26) Increase enjoyment/participation in arts, local culture and heritage								✓	
G. Natural Environment									
27) Protect/enhance wildlife habitats (e.g. open spaces, trees, hedgerows, private gardens, some buildings, designated sites)			✓						New trees will be planted and improved landscaping to encourage and enhance biodiversity
28) Increase tree cover, especially broad-leaved woodland			✓						Planting of additional trees within design

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Categories	+ve				-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-	-			
29) Improve/maintain public access to open spaces, wildlife areas and the countryside									✓	
30) Protect/enhance landscape quality/heritage and retain open land/countryside			✓							The scheme will provide new landscaped areas
31) Protect/enhance the welfare of captive, domestic and wild animals			✓							Development will include landscaped areas to protect/enhance animal's welfare
H. Participation, Democracy & Partnership										
32) Involve people in action			✓							The development will involve a minimum of 1 consultation event to encourage residents to be involved in the design development
33) Involve appropriate partner organisations									✓	
34) Increase access to information by communicating in different ways				✓						SDC Communications team will be involved in consultation and general publicity to help communicate in different ways
35) Effectively involve local people in decision making, especially under-represented groups including young and elderly people				✓						The development will involve a minimum of 1 consultation events to encourage residents to be involved in the design development.
I. Pollution										
36) Contribute to minimising or preventing incidences of localised flooding	✓									SUDs features and landscaping will be incorporated into design to help reduce flood risk
37) Protect/enhance quality and availability of ground, surface and drinking water		✓								SUDs features and landscaping will be incorporated into design to help reduce sitting water and improve overall quality

Categories	+ve				-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-	-			
38) Prevent/reduce land contamination and dereliction	✓									Redeveloping previously developed land to reduce contamination on areas of undeveloped land
39) Prevent/reduce air, noise and light pollution			✓							To be considered in design
40) Ensure the appropriate use and disposal of hazardous materials	✓									All hazardous materials will be appropriately dealt with via contractor
41) Prevent an increase in waste production, fly-tipping, littering, dog fouling			✓							Design will avoid areas that might encourage fly-tipping. Overlooking will of public areas will help reduce littering and dog owners allowing dog fouling
J. Resource Use, Energy & Waste										
42) Minimise use of energy, water, minerals and materials (e.g. paper)					✓					Whilst construction requires use of energy and materials, all efforts will be made to ensure the construction and completed development is as sustainable as possible
43) Increase use of renewable energy sources (wind, water, wave, biomass, solar gain)			✓							Energy efficient measures will be incorporated into the development - e.g use of PVs where viable
44) Increase re-use and recycling of water, minerals, materials and waste				✓						Opportunities to use recycled materials will be explored as scheme progresses
45) Ensure the use of environmentally friendly/recycled materials				✓						Use of environmentally friendly/recycled materials will be considered where possible and contractor encouraged to do so via tender docs
46) Ensure the use of wood from sustainably managed sources			✓							Opportunities to incorporate into scheme will be identified as scheme progresses

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Categories	+ve				-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-	-			
47) Use brown field sites or vacant buildings rather than greenfield land	✓									Brownfield site being redeveloped
48) Ensure buildings are designed for a long life-span/future change of use	✓									Development will be developed to high quality with long life spans a priority
K. Transport & Access										
49) Reduce the number and length of car and lorry journeys						✓				Lorry journeys will be increased during construction period
50) Promote the movement of people by walking and cycling to reduce car dependency	✓									Cycle parking will be provided at the new development to encourage people to take methods of sustainable transport
51) Improve conditions and facilities for pedestrians and cyclists	✓									Cycle parking will be provided at the new development. Pedestrian connectivity around the new development and into the adjacent area will be enhanced through emerging design
52) Increase use, availability & access to public transport particularly for disadvantaged groups			✓							Pedestrian connectivity around the new development and access to public transport will be enhanced through emerging design
53) Make use of new technologies/alternative fuels									✓	

12. What changes will be made to the proposal as a result of using the sustainability checklist?

12.1 Community Safety
12.2 Economy & Work
12.3 Education & Awareness Raising
12.4 Equitable Access to Local Facilities & Services

12.5 Health
12.6 Local Identity & Heritage
12.7 Natural Environment
12.8 Participation, Democracy & Partnership
12.9 Pollution
12.10 Resource Use, Energy & Waste
12.11 Transport & Access

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13. Sustainability Implications Statement

Please refer to guidance notes

The Council's Environmental Policy Statement is applicable to all decision making. Taking this into account, please say what significant beneficial/adverse sustainability implications are contained in this document.

E.g. A positive contribution to recycling because....

A negative impact on combating crime because....

The redevelopment of the White Oak Leisure Centre car park will provide a positive contribution to all areas covered as part of the Sustainability checklist. This is particularly through the provision of new homes, providing a mix of smaller homes and family homes. It will also contribute to the natural environment by providing areas of improved landscaping within the new scheme, replacing the hard-standing car park area. Negative impacts are minimal and are primarily to do with the construction period itself rather than the long term impact of the redevelopment. The scheme will be focusing on meeting SDC's net zero targets.

14. It is recognised that when making the above decisions about sustainability impact, compromises and choices have to be made. Please list below any changes which were considered, but not proposed for implementation, giving the reasons for your choice:

Changes Considered	Reasons for non implementation
1.	
2.	
3.	
4.	

Director's signature: _____

Date: _____

Please send completed Sustainability Checklist to:
Simon Davies, Partnership & Project Officer, Community Development Team.