

SEVENOAKS DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

09 October 2012 from 5.30 pm in the
Conference Room, Argyle Road, Sevenoaks

AGENDA

Chairman: Cllr. Mrs. Davison

Cllrs. Bosley, Mrs. Cook, Davison, Mrs. Dawson, Fittock and Walshe

Other Members: Mr. Czarnowski and Cllr. Parry

and a Management Team representative.

1. Welcome
2. Apologies for Absence
3. Minutes (Pages 1 - 6)

Minutes of the meeting of the Group held on 7
June 2012
4. Declarations of Interest

Any interests not already registered
5. Matters Arising including actions from last meeting (Pages 7 - 8)
6. Allocations and Development Management Plan (Pages 9 - 22) Hannah
Gooden
Ext. 7178
7. Gypsy and Traveller DPD Update (Pages 23 - 36) Hannah
Gooden
Ext. 7178
8. Local Development Framework - Annual Monitoring Report (Pages 37 - 40) Helen French
Ext. 7357
9. Any other business
10. Date of next meeting 5 December 2012

Membership of the Advisory Group

- The appropriate Portfolio Holders – *Cllr. Mrs. Davison*
- Chairman of Development Control Committee – *Cllr. Mrs. Dawson*
- The Chairman and Vice-Chairman of the Performance and Governance Committee and Chairmen the Environment, Social Affairs and Services Select Committees – *Cllrs. Bosley, Mrs. Cook, Davison, Fittock and Walshe.*
- A Management Team representative (can change as and when appropriate depending on the subject under consideration by the Group)
- One town and parish council representative (to be nominated by the local area committee of the Kent Association of Local Councils (KALC) with a preference for the Chairman of the KALC (Sevenoaks Branch) or his representative)
- At least two representatives from Local Strategic Partnership (In the case of District Council, which shares a joint LSP with Tunbridge Wells and Tonbridge & Malling, these representatives would be drawn from the Sevenoaks District Community Partnership) – representatives can change as and when appropriate depending on the subject under consideration by the Group;
- That the Chairman of the Group, in consultation with the Community and Planning Services Director, be authorised to invite relevant Officers and representatives from the Sevenoaks District Community Partnership as and when appropriate.

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

Minutes of the meeting held on 7 June 2012 commencing at 5.30 pm

Present: Cllr. Mrs. Davison (Chairman)
Cllrs. Davison, Fittock and Walshe
Cllr. Parry (KALC Representative)
Cllrs. Clark, Edwards-Winsor, Mrs. Parkin and Raikes were also present.
Apologies for absence were received from Cllrs. Bosley, Mrs. Cook, Mrs. Dawson, Mr. Coupland and Mr. Czarnowski
Mr. Alan Dyer (Group Manager – Planning), Mr. Steve Craddock (Senior Planning Officer) and Mr. David Lagzdins (Democratic Services Officer)

1. Welcome

The Chairman welcomed everyone to the meeting.

2. Minutes

Resolved: That the minutes of the meeting of the Local Development Framework Advisory Group held on 12 March 2012 be approved and signed by the Chairman as a correct record.

3. Declarations of Interest

Cllr. Fittock declared a personal interest in minute item 5 as a member of Swanley Town Council and in minute item 7 as it related to the Swanley Town Centre Regeneration area as a trustee of Swanley Town Centre Recreation Ground.

Cllr. Parry declared a personal interest in minute item 5 as a member of both Sevenoaks Town Council and Kent County Council.

Cllrs. Mrs. Davison and Davison declared personal interests in minute item 5 as members of Edenbridge Town Council.

4. Matters Arising including actions from last meeting

The completed actions were noted.

5. Community Infrastructure Levy Public Consultation Document and Preliminary Draft Charging Schedule

The Senior Planning Officer introduced the item and explained that the Community Infrastructure Levy (CIL) was to be a standard charge based on floorspace for new development in the district. Sums collected would be used for the provision of

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infrastructure necessary to support that development. This CIL would replace some monies previously received through section 106 agreements.

To introduce a CIL the Council must produce a charging schedule. Officers had created a draft charging schedule as part of the consultation.

The charging schedule was based on a viability assessment and an assessment of infrastructure required to support development. The viability assessment showed that a proposed CIL of £125/m² was unsustainable in northern areas of the district and in Edenbridge and therefore a second tier of £75/m² was considered for some wards. At this level it was expected that the CIL would raise £5-6million across the district in the period 2014-2026.

An Infrastructure Delivery Plan was prepared to support the CIL as an indicative list of infrastructure required to support the implementation of the Council's Core Strategy plan. The list was drawn up in consultation with infrastructure providers, including Town and Parish Councils. This list would become more developed over time and following the consultation period. There was still time for further schemes to be added during and after the consultation.

A Member of the Group enquired why residential care homes would not be charged the CIL. The Senior Planning Officer clarified that it depended on the use class of residential care home and that those in class C3 would be charged.

Action: Officers to clarify in the document when residential care homes would be charged.

The Member also suggested the population projection and infrastructure costs provided by Kent County Council (KCC) were underestimates. He also proposed that the figures be rounded to indicate that they were only estimates.

Action: Officers to remove the specific population projection and to round the estimated costs of infrastructure projects.

It was suggested that the difference between the CIL tiers was significant and could lead to unforeseen results. Officers responded that if the CIL were reduced to £75/m² across the district then the sum received would reduce by approximately £1million. Further, the figure of £125/m² had been considered as unsustainable in some parts of the district by the viability assessment. Government guidance on the introduction of CILs recommended that they be kept as simple as possible but if intermediate tiers were proposed then the Council would need a further viability assessment to consider the impact.

Another Member suggested that having a lower level in some areas indicated that they were second-class wards. The lower CIL could also incentivise greater development in areas which were already overcrowded. The Officer reminded the Group that the CIL receipts would be put into a central fund for use across the district. It was not believed the 2 tier CIL would particularly incentivise development as it was more usual for Councils to set the CIL at nil when they sought greater development.

A Councillor not on the Group asked whether the CIL would affect the income from Affordable Housing contributions. This had been considered and the viability assessment was on the assumption that the Affordable Housing contribution was made in full.

The Chairman added that she had recently questioned the Environment Agency regarding the cost for Edenbridge flood defences, following a suggestion that one type of defence could cost as little as £600,000 rather than the £11 million proposed. She would advise the Group of the response once received.

Resolved: That Cabinet be recommended that

- (a) the CIL Preliminary Draft Charging Schedule Consultation Document be agreed and published for consultation;
- (b) the Portfolio Holder be authorised to agree minor presentational changes and detailed amendments, including any minor changes to the proposed charging levels as a result of the completion of the CIL Viability Study, prior to publication to assist the clarity of the document; and
- (c) copies be made available for sale at a price to be agreed by the Portfolio Holder.

6. Gypsy, Traveller and Travelling Showpeople Accommodation Assessment

The Senior Planning Officer advised that the Council had decided a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment was required since the Government had terminated its Partial Review of the South East Plan and since the publication of the new draft national policy.

Officers believed the study carried out by the University of Salford was robust as it had received a good response rate. Financial savings were made by jointly commissioning the study with Maidstone Borough Council.

The study had shown a need for 40 pitches over the period 2012-2016. It was possible, but not a recommendation of the report, that some of the existing temporary and unauthorised pitches (approximately 31) could be used to provide permanent accommodation for households. It was noted that this would need to be considered in preparing the Gypsy and Traveller DPD. A requirement of a further 32 pitches was estimated between 2016 and 2026. No need for Travelling Showpeople had been identified. Nor was a need for a dedicated transit site identified, however it was recommended that such needs be considered on a regional or county-wide basis.

Officers understood it would still be difficult to identify sites for the pitches but they believed the report was a good foundation for the Development Plan Document (DPD).

One Member commented that the survey should have gone wider than merely the existing residents in the district as the survey dealt with travelling populations. The survey would not therefore cover those who would move into or through the district.

Another Member, who was not on the Advisory Group, noted that there was an existing imbalance through the district of where Gypsy and Traveller accommodation was based. He asked that there be no presumption in the DPD that existing sites expand. Officers advised that the Accommodation Assessment would not be binding as to how any provision would be made and where.

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Members commended the report and agreed that it was considerably better than the study in 2006.

Resolved: That the Council's Gypsy and Traveller DPD be prepared on the basis of the findings of the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.

7. Allocations and Development Management Plan

The Group Manager – Planning reminded Members that the Allocations and Development Management Plan reported to the Advisory Group on 12 March 2012 had been a working draft. The working draft was subject to changes in allocations and changes in the finalised National Planning Policy Framework (NPPF).

The report set out those changes to the Development Management Policies which would be needed since the NPPF had been finalised. The Group Manager – Planning emphasised that Policy NPPF 1 (Presumption in favour of sustainable development) was regularly being inserted by Inspectors into DPDs during examination. If the amendments proposed to bring the plan into conformity with the NPPF were not made then the document would be found unsound.

A Member noted that the NPPF presumption in favour of sustainable development stated that any development should be considered sustainable where it was in line with up-to-date local plans where they existed.

Action: Officers to add such wording to the document.

Another Member, not on the Committee, felt it was difficult to follow references to the NPPF and asked that paragraph references to the NPPF be added. Officers agreed but suggested some references to the NPPF would be only general in nature.

Action: Officers to add references to the appropriate paragraphs of the NPPF throughout the document.

The report also set out the responses to the consultation for site allocations. The Group Manager – Planning acknowledged that some further changes could be needed and so the recommendation at this time was not for immediate approval of the DPD but only for further discussion with stakeholders. He added that since the last report there had been interest in the Land West of Bligh's Meadow, Sevenoaks to be retail led. Additionally the owners had requested that the boundary of Swanley Town Centre be extended to the recreation ground and this matter was still unresolved, but the Town Council, who own the recreation ground, had clarified that it would like the land to be retained as such.

The Group considered each of the additions or variations to the 2010 draft allocations in turn and comments were made on the following addresses:

School House, Oak Lane and Hopgarden Land

Concern was raised that the proposed allocations for this site would make it dense and out of keeping with the Character Area Assessment. This was particularly true of the lower site.

Johnsons, Oak Lane and Hopgarden Land

It was suggested that the concerns regarding School House would also apply to this site.

United House, Godsel Road, Swanley

It was noted that the site was subject to ongoing stakeholder discussions. Concern was raised about the impact development could have on density and that there would be no barrier to the paper mill. Development would also have an impact on air quality and highways, which had got worse in the area since the matter was considered in 2010.

The Manor House, New Ash Green

It was noted that the site was subject to ongoing stakeholder discussions. A Local Member, not on the Group explained that there had been a large response to the consultation and, except for those with an interest in development, respondents were almost exclusively against the proposals. They did not want to lose the largest employment site in the parish.

Station Approach, Edenbridge

Members were not certain that the owners of the site, Network Rail, also owned the entrance to the site.

New Ash Green Village Centre, New Ash Green

A Local Member, not on the Group, considered that parking could be a concern with the site. The site would not merely require the re-provision of parking to replace that which would be lost by the development. It would also need added provision for the increased demand that redevelopment, especially the residential development, would create.

Warren Court, Halstead

The representative of the Kent Association of Local Councils informed the Group that the local Parish Council had declared a preference for this site to be allocated for social housing.

Land west of Bligh's Meadow, Sevenoaks

A Member suggested that the loss of 100 public parking spaces should be a consideration in any future use of the site. The loss of parking could neutralise any economic gain from the development of the site. Officers confirmed parking was noted as a factor to be considered in its future use.

Post Office/BT Exchange, South Park, Sevenoaks

Officers confirmed that the BT site could be available towards the end of the plan period. Members proposed that the two sites be considered separately as it was so uncertain when the BT site could become available.

In response to a question the Group Manager – Planning clarified that the proposal was for mixed use. The site would not just replace employment use with residential use.

Powder Mills (Former GSK Site), Leigh

It was noted that this site was still subject to ongoing stakeholder discussions.

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Broom Hill, Swanley

A local resident noted that in a previous Inspector's report there had been a recommendation for a park to be created to the rear of the existing residential properties to act as a buffer to the M25 Motorway and the proposed employment development. Part of the land was now fenced off but the land would still not be suitable for the proposed allocation because of the impact it would have on the environment and on traffic. Any increased use of the site was opposed. However, the further down the hill any employment development was then the less impact it would have.

A Member, who was also on Swanley Town Council, reiterated the comments about air quality and that the highways would be overused, especially as Beechenlea Lane was so narrow. The public footpath also needed to be incorporated into any future plans. A Member proposed that the existing proposals be reconsidered.

The Chairman informed the meeting that the land to be allocated for development had not been part of the Green Belt for 16 years and that the Sevenoaks District Core Strategy prioritised the development of land which was not in the Green Belt. Responding to a question the Group Manager – Planning commented that the land to be maintained as open space could be considered as a buffer, but noted the comments of the local residents that they wanted the residential and, in some cases, the employment areas also maintained as a buffer.

The Chairman said that the Broom Hill proposals would be subject to a further 6 week consultation, in their current form, to give local residents a further opportunity to submit comments or supplement their previously submitted comments.

Action: Officers to remove reference to Leigh's Builders Yard, Edenbridge since outline planning permission had now been granted for the site.

Resolved: That the revised Allocations and Development Management Plan is noted and, subject to consultation, supported and that discussions continue with local stakeholders/site promoters on site allocations in order to progress the plan to pre-submission publication.

8. Any other business

There was no other business.

9. Date of next meeting - 3 October 2012.

The proposed date of the next meeting of the Advisory Group was noted.

THE MEETING WAS CONCLUDED AT 7.50 PM

CHAIRMAN

ACTION SHEET - Actions from the previous meeting

ACTIONS FROM 07.06.12			
Action	Description	Status and last updated	Contact Officer
ACTION 1	Officers to clarify in the CIL Preliminary draft charging schedule consultation document when residential care homes would be charged.	Document amended to make it clear that proposed “residential” charge applies to Use Class C3.	Steve Craddock Ext. 7315
ACTION 2	Officers to remove the specific population projection from the CIL Preliminary draft charging schedule consultation document and to round the estimated costs of infrastructure projects.	Changes made to the consultation document.	Steve Craddock Ext. 7315
ACTION 3	Officers to wording to the Allocations and Development Management Plan to reflect the NPPF statement that a development should be considered sustainable where it was in line with up-to-date local plans where they existed.	Incorporated, August 2012.	Alan Dyer Ext. 7196
ACTION 4	Officers to add references to the appropriate paragraphs of the NPPF throughout the Allocations and Development Management Plan.	Completed, August 2012.	Alan Dyer Ext. 7196

ACTION 5	Officers to remove reference to Leigh's Builders Yard, Edenbridge from the Allocations and Development Management Plan since outline planning permission had now been granted for the site.	Removed, August 2012.	Alan Dyer Ext. 7196
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ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN (ADMP)

LDF ADVISORY GROUP - 9 OCTOBER 2012

Report of the: Deputy Chief Executive and Director of Community and Planning Services

Status: For consideration

Also considered by: Environment Select Committee – 4 September
Cabinet – 8 November 2012
Council – 27 November 2012

Key Decision: No

Executive Summary:

This report provides an update on the Allocations and Development Management Plan (ADMP). The ADMP has been revised to ensure it is consistent with the principles and policies set out in the Government's new National Planning Policy Framework (NPPF, March 2012). Once the ADMP is adopted as a Development Plan Document (DPD), together with the Core Strategy, it will replace all of the remaining saved policies of the Sevenoaks District Local Plan.

The comments received on the supplementary site allocations consultations (March-May and June - August 2012) are also reported, together with the Council's response to these comments. Some of these comments raised issues that required further consideration and discussion with key parties, which is covered in this report.

A pre-NPPF draft of the ADMP was previously considered by LDF Advisory Group in March 2012 and an update was reviewed in June 2012. The version that is now reported is called the Pre-Submission version, and this is the document which the Council would wish to see submitted for independent examination. A formal decision to publish this pre-submission version of the ADMP will be made through Cabinet and Full Council.

The report is accompanied by a Green Belt Supplementary Planning Document (SPD) which provides additional interpretation of the Green Belt policies set out in the Allocations and Development Management Plan.

This report supports all the key aims of the Community Plan

Portfolio Holder Cllr. Mrs Davison

Head of Service Group Manager Planning – Mr Alan Dyer

Recommendation: That the revised Allocations and Development Management Plan be noted and supported and that the Plan be recommended to Cabinet and Full Council for

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pre-submission publication.

Reason for recommendation: To progress the publication and adoption of the Allocations and Development Management Plan.

Background

- 1 The Allocations and Development Management Plan (ADMP) contains proposals for the development of key sites and detailed development management policies which, in combination with Core Strategy policies, will provide the framework against which future development proposals will be assessed and determined. The ADMP is required to be consistent with the adopted Core Strategy and in general conformity with the National Planning Policy Framework (NPPF). Once the ADMP is adopted as a Development Plan Document (DPD), together with the Core Strategy, it will replace all of the remaining saved policies of the Sevenoaks District Local Plan. The draft document can be taken into account in determining planning applications, but is only afforded limited weight at this stage, until it has been externally examined and adopted. The document is provided at Appendix A and the related site allocations pro-forma at Appendix B. All appendices are available online and hard copies can be provided to Members on request.
- 2 Several consultation rounds have taken place on draft proposals for site allocations, development management policies and open space allocations. The most recent consultations focused on ten supplementary site allocations, which are referenced in further detail in this report:
 - January - March 2010 – Allocations (Options) consultation
 - May – August 2011 – Development Management Policies consultation
 - September – November 2011 – Open Space Allocations consultation
 - March – May 2012 – Supplementary Site Allocations consultation (10 sites)
 - June – August 2012 – Supplementary consultation on Broom Hill, Swanley
- 3 Reports on this document have been considered by Environment Select Committee, LDF Advisory Group and Cabinet earlier in 2012, which outlined that there were significant external factors that were affecting our ability to finalise the document, namely the awaited publication of the NPPF and issues with some potential site allocations. The NPPF was published on 27 March 2012 and it sets out the Government’s planning policies and how these should be applied. It replaces all previous government planning guidance (which was previously in the form of PPS/PPG) and local planning policy is required to be consistent with this Framework.
- 4 The proposed timetable for adoption of this document is set out below.

Date	Stage
Autumn 2012 ESC (4 September) LDFAG (9 October) Cabinet Full Council	Committee / Cabinet sign-off of pre-submission plan
Winter 2012/13	Pre-submission publication consultation Green Belt SPD consultation
Spring 2013	Submission
May 2013	Independent Hearing - 'Examination'
August 2013	Inspectors Report
October 2013	Adoption

Discussion at Environment Select Committee (4 September)

- 5 The ADMP was considered by Environment Select Committee (ESC) on 4 September. The discussion focused on two sites in Swanley – Broom Hill and United House. The discussion on Broom Hill related to the proposal to remove residential development from the site allocation and the discussion on United House related to the proposal to allocate the site for residential rather than mixed-use. Further details on these two sites are provided in the Site Allocations Update section below.
- 6 Comments were also raised at ESC regarding incorporating further details on Sustainable Urban Drainage (SUDS), rain water run-off and flooding in the Green Belt Draft SPD – these have now been incorporated.
- 7 The ADMP document has been modified since its consideration by ESC at the start of September, to include a policy on development at Fort Halstead and to report on the findings of the of the Parish Council working group, who were reviewing the proposed site allocation on the GSK site in Leigh. Further details on these two sites are again provided in the Site Allocations Update section below.

Discussion at Cabinet Briefing (20 September)

- 8 The ADMP was considered at Cabinet briefing on 20 September. The sites that were subject to the supplementary consultation were discussed. It was noted that there is on-going discussion with the Parish Council and local members in relation to the Bovis site in New Ash Green, as there is still local concern regarding the re-allocation of the employment site to residential. In relation to the United House site in Swanley, the allocation of the site for mixed use or purely residential was debated. It was noted that the landowners have submitted commercial/marketing

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evidence to suggest there would be little interest in re-use of the site for office or warehousing space. Members noted that decisions regarding allocations should be evidence-based.

Development Management Policies – Update

- 9 The Development Management policies have been combined with the Site Allocations document, to produce the joint Allocations and Development Management Plan. The Development Management section of the document sets out the policies against which planning applications will be determined.
- 10 As discussed at LDF Advisory Group in June 2012, the policies have been reviewed to ensure consistency with the finalised National Planning Policy Framework (NPPF), including the presumption in favour of sustainable development and positive planning. Additional changes are set out below:
- 11 Insertion within Policy SC1 (Presumption in favour of sustainable development) of model policy wording on sustainable development provided by the Planning Inspectorate and it currently appears to be mandatory for all DPDs to include this policy. The policy summarizes the key facets of the NPPF and it states that the Council will reflect the presumption in favour of sustainable development contained in the NPPF.
- 12 Green Belt Supplementary Planning Document (SPD) has been prepared which provides additional interpretation of the Green Belt policies set out in the Allocations and Development Management Plan (see Appendix C). It covers new buildings and provides a local interpretation of NPPF Policy, which allows for limiting infilling in villages, provided it does not have an adverse impact on the openness of the Green Belt. The document also covers conversions, extensions, replacement dwellings, commercial development, agriculture, leisure, change of use and it provides design guidance and worked examples of how policies will be applied. This document will be reported back to committee for review, together with any consultation comments received, prior to its adoption.

Site Allocations – Update

- 13 The Council undertook a supplementary consultation (March – May 2012) on ten proposed site allocations, nine of which were previously allocated for a different use within the draft document, and one of which is a new site. Neighbouring properties, local stakeholders, statutory consultees and the LDF mailing list were all sent copies of this consultation, which was also publicised on our website and by press release. The consultation on Broom Hill Swanley was extended for six weeks (June – August 2012), following feedback from local representatives. The sites are listed below, together with the number of consultation responses received. Further information on the comments received on each site, and the Council's response to these comments is set out in the consultation statement at Appendix D.

Site Location	2010 Draft Allocation	Use Proposed in Consultation	Number of consultation comments
Bovis Manor House site, New Ash Green	Not included Current use - office	Residential	32
GSK, Leigh	'Major Developed Site' (Vacant employment site)	Residential with limited retained employment	19
Warren Court Farm, Halstead	Employment (offices and workshops)	Residential (including Green Belt amendment)	10
Broom Hill, Swanley	Allocated for Employment and open space	Employment, open space and residential	46 (plus 19 from supplementary consultation)
United House, Swanley	Allocated for mixed-use- employment & residential	Residential	28
Currant Hill Allotments, Westerham	Allotments (with reference that any future development would require replacement allotments)	Residential, with allotment re-provision on adjacent site	16
Station Approach, Edenbridge	Employment (builders merchants)	Mixed use – employment and residential	21
Leigh's Builders Yard, Edenbridge	Employment (vacant builders yard)	Residential	10
Land rear of Premier Inn, Swanley	Allocated for Residential	Employment site	6
West Kingsdown Industrial Estate	Allocated for Residential	Employment site	3

- 14 The main issues raised on the first five sites listed above through the supplementary consultations are set out below. Consultation comments on the other five sites were reported to LDF Advisory Group in June 2012.

Bovis Manor House, New Ash Green (P.34/35 of Appendix B)

This is a site that was not included in the 2010 allocations consultation. It is currently in employment use, but Bovis have indicated that they wish to re-locate elsewhere in the district. The proposal that was subject to consultation was to allocate the Manor House site for residential development. The main issues

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raised in consultation were: concern regarding loss of employment space, impact on surrounding residential area, impact on infrastructure, particularly highways and parking issues, and concern over density. SDC has met with local stakeholders to explore whether an alternative form of development may be more acceptable and the allocation now incorporates the following revisions:

- Density reduced to better reflect density of surrounding housing (30 dwellings per ha, previously 50) and properties should reflect local building heights.
- Reference to Tree Preservation Orders on the site and that development should not result in the loss or harm to any of these trees.
- Highlighted that parking will need to be provided within the site.
- Note referencing the village covenant

Allocation of the site for employment was not considered appropriate since the site was not originally identified in the Council's Employment Land Review, SDC's updated employment land forecast (2011) suggests no growth is required in B1 office space and there are more sustainable office locations within the District. It is considered that a commercial site in this location is unlikely to attract a substantial office occupier. The option of mixed use development was discounted due to the limited size of the site and questionable viability of this proposal. The allocation of the site for a care home was considered too specific with limited evidence to support this use, although reference is made in the allocation that the site may be suitable for housing for older people – which will be further explored through the parish's neighbourhood planning process. The site allocation for New Ash Green village centre states that proposals should include employment development.

GSK, Powder Mills, Leigh (P.50/51 of Appendix B)

This site was previously designated as a 'Major Developed Site' (MDS) in the Sevenoaks District Local Plan (2000) and was carried forward in the Core Strategy (adopted February 2011). This designation was applied because of the built-up form of the commercial site, located in the Green Belt. GSK recently ceased their pharmaceutical operations and have closed the site. The Council commissioned independent consultants URS to consider the potential for re-use of the site in employment use. The report concluded that complete take-up of the site in employment use is very unlikely to be achievable or viable, and that residential redevelopment with the retention of a smaller portion of the site for employment would be the most sound option based on current and future employment trends.

Therefore the consultation proposed to re-designate the site for residential-led mixed use development. The main issues raised in consultation were: remoteness (sustainability) of site, lack of/impact on local infrastructure including schools and highways and environmental impact. The Parish Council and local residents objected to the original proposal and SDC has worked with these local representatives to explore modifications to the allocation. The allocation has been revised to refer to additional marketing of the site for employment purposes and includes a recommendation that any residential development should be low density and generally not more than two storeys in height. It also states that the

woodland areas surrounding the site should be protected and enhanced, via a management strategy, with appropriate levels of public access, and that open space and green buffer zones should be incorporated into the development site. The stakeholder working group has accepted these proposed amendments but has highlighted that they would prefer a lower density development.

Warren Court Farm, Halstead (P.36/37 of Appendix B)

The consultation proposed that this site be reallocated from employment to residential development, with a concurrent amendment of the green belt boundary to bring this site within the village envelope. The recommendation was based on the fact that the revised allocation would result in the regeneration of an existing poor quality commercial site without having an adverse impact upon the character and openness of the Green belt. The main issues raised in consultation were: concerns regarding loss of employment space, the need for improvement in footway access and support for a woodland buffer. The Parish Council stated a preference for the retention of the employment land or provision of affordable housing for local people.

The site was identified in the Employment Land Review (2009) as the last remaining poor quality site and SDC's recent (2011) employment forecast suggests a reduction in need for light industrial B1c and no growth in B1 offices. Retaining the existing poor quality employment site in the green belt with an allocation to expand is not considered appropriate and therefore the proposed allocation is for residential development, with remediation and environmental improvements, including a woodland buffer. The environmental improvement area has been incorporated into the site boundary to facilitate management and maintenance and therefore the site capacity has been amended to 15 dwellings to reflect a modification in the boundary.

In relation to exceptions sites for affordable housing, a local needs assessment and site selection process would need to be undertaken and therefore the site cannot be allocated for this use. Existing uses on the site mean that there are likely to be viability issues in terms of whether this site would be promoted as an exceptions site solely for affordable housing.

Broom Hill, Swanley (P.82/83 of Appendix B)

The site was allocated for employment use in the Sevenoaks District Local Plan (2000) and this was carried through into the Core Strategy (2011) as a strategic allocation. The site is 8.1ha, but only 4.1ha of the site is required to be developed for employment purposes. The consultation sought to consider what other uses are appropriate on the remainder of the site (4ha). The consultation proposed to designate the site for mixed use development, comprising employment (4.1ha), open space and residential. The main issues raised in consultation were: concerns regarding the housing proposals in terms of impact on amenity and congestion on Beechenlea Lane (and wider highways network), loss of open space / habitat / wildlife on Broom Hill, pollution and buffer zone to M25. The Town Council and local residents objected to the proposal, primarily in relation to the residential element of the proposals. SDC met with local representatives to discuss the proposals and understand the strength of local opposition, in relation to the issues as set out above. On balance, and taking account of community

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views, particularly in relation to the loss of open space, which provides a visual break in development, habitat and a buffer between the existing residential development and the proposed employment space/M25, the residential element has been removed from the site allocation. The western side of site will be allocated as protected open space (natural/semi-natural land) and the employment allocation (4.1ha) will be retained on the eastern side of the site.

The former nursery has not been included in the allocation, as it is not of the same environmental quality as the adjacent open space, and also there is no vehicular means of access to the site.

The consultation period on this site was extended (June –August 2012) to fully consult with affected residents and stakeholders and to allow for additional comments. SDC staff discussed options with Swanley Town Council and presented proposals at a residents' association meeting in July 2012.

United House, Swanley (P.16/17 of Appendix B)

The site capacity has been increased to 250 units as a result of the boundary amendment, the proposal to allocate the site purely for residential (rather than mixed use) and works/evidence presented by the owner to show how key constraints have been overcome. Therefore the proposal is to designate the site as a residential allocation with increased capacity. The main issues raised in consultation were: concerns regarding infrastructure capacity, density, loss of employment and impact on adjacent employment use, runoff and drainage, access and impact on wildlife.

Regarding the loss of an employment site, the owners have provided marketing evidence to suggest there would be little interest in re-use of the site. The site lacks a visible frontage, has limited access and contains an out-of-date facility which would need to be refurbished /redeveloped. The existing owners intend to relocate their business within Swanley.

Kent Highways Services have not raised a concern regarding transport impacts and access to this site. The allocation notes that the design, layout and orientation of the scheme is important in ensuring a satisfactory relationship with the adjacent commercial use, and that parking, landscaping and open space may be used to provide a buffer

SDC has discussed the site with the Town Council and has included references in the allocation that the site is suitable for a range of housing types, including family housing and that consideration should be given to the most suitable mix of affordable housing, including shared ownership and housing specifically designed for older people.

- 15 The following sites have also been updated since the draft was last considered by LDF Advisory Group in June 2012, where the Council has worked with site promoters and local stakeholders to finalise the allocations:

Fort Halstead (P.88/89 of Appendix B)

Fort Halstead is a Major Developed Site within the Green Belt that was originally a Ministry of Defence research establishment and is still occupied by defence related industries. DSTL has announced its intention to withdraw from the site by 2016. The Council is working with the owners and other interested parties to develop achievable proposals for the future use and redevelopment of the site. The Council's starting point will remain the policy framework provided by the Core Strategy and relevant national policy. The Green Belt and AONB status of the site constrains the scale of development that can acceptably be accommodated. However, there is substantial development on the site at present and it remains an important employment site. The Council will expect future redevelopment to be employment-led, though it recognises that in view of the size of the site there may be some scope for widening the mix of uses subject to policy considerations. These include the requirement for the resultant development to comply with sustainability principles, including sustainable transport proposals for accessing the site. The Council has developed draft Policy EMP3 (Fort Halstead) which states the broad principles that will apply when redevelopment proposals are being considered.

Land West of Blighs Meadow, Sevenoaks (P.40/41 of Appendix B)

This site is identified as a key development site in the Core Strategy. The Council's overall aim is to secure a comprehensive development of this site for a range of uses, compatible with the existing town centre that will enhance the overall attraction for residents and visitors. The site is appropriate for mixed use town centre development, and should comprise a mix of retail floorspace, residential apartments, car parking spaces and space for a market. The Council has now identified the site as having a capacity for 22 residential units and that the retail element may comprise a single large format store provided it meets the requirements of the allocation. The Council is currently considered a planning application of this site for a retail-led mixed use development.

Swanley Town Centre (P.44/45 of Appendix B)

Regeneration of Swanley town centre is a key proposal of the Core Strategy. The Council's aim is to secure regeneration via a comprehensive retail led redevelopment, which will include provision of retail, replacement car parking, medical and community facilities and new pedestrian/cycle link to Swanley station. In relation to housing, priority is to be given to any residential development complimenting the most appropriate mix of town centre uses, and therefore an indicative capacity for housing is not indicated in the allocation. The centre owners have previously been advocating a redevelopment extending onto the adjoining recreation ground which is controlled by Swanley Town Council. The Town Council wrote to SDC in May 2012 stating that they do not wish the recreation ground to be considered for development in relation to the expansion of the town centre. The Town Centre boundary has therefore not been amended in the ADMP and does not include any part of the recreation ground.

Land East of High Street, Sevenoaks

The Core Strategy outlines that approximately 4000sqm retail floorspace needs to be provided in Sevenoaks town centre in the plan period up to 2026. The development of the land west of Blighs Meadow is now likely to fulfil this

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requirement and therefore any redevelopment of the land east of the High Street is likely to take place in the longer term, beyond the current plan period. This site has therefore been removed from the allocations document, but we will review through future monitoring whether there is a need in the longer term to bring forward any additional land for town centre development.

- 16 The proposed number of housing units from residential and mixed use development allocations is set out below (with a comparison to the number of units indicated in the 2010 consultation draft), together with a summary of the housing supply components.

PROPOSED HOUSING ALLOCATIONS (POLICY H1)			
REF	RESIDENTIAL DEVELOPMENT SETTLEMENT/SITE ADDRESS	APPROXIMATE NO. UNITS	2010 CONSULTN
Sevenoaks Urban Area			
H1(a)	Car Park, Hitchen Hatch Lane	17	10
H1(b)	Cramptons Road Water Works, Cramptons	50	55
H1(c)	Sevenoaks Gasholder Station, Cramptons	35	48
H1(d)	School House, Oak Lane & Hopgarden Lane	19	37
H1(e)	Johnsons, Oak Lane & Hopgarden Lane	18	34
H1 (f)	Greatness Mill, Mill Lane	20	20
	Sub Total	159	204
Swanley			
H1(g)	United House, Goldsel Road	250	116
H1(h)	Bevan Place	46	52
H1(i)	Bus Garage/Kingdom Hall, London Road	30	20
H1(i)	Land West of Cherry Avenue	50	75
	Sub Total	376	263
Other Settlements			
H1(k)	57 Top Dartford Road, Hextable	14	14
H1(l)	Foxs Garage, London Road, Badgers Mount	15	18
H1(m)	Land adjacent to London Road, Westerham	30	30
H1(n)	Currant Hill Allotments, Westerham	20	n/a
H1(o)	Land at Croft Road, Westerham	15	19
H1(p)	The Manor House, New Ash Green	30	n/a
H1 (q)	Warren Court, Halstead	15	n/a
	Sub Total	139	94
	TOTAL	674	561

PROPOSED UNITS FROM MIXED USE ALLOCATIONS (POLICY H2)			
REF	MIXED USE DEVELOPMENT SETTLEMENT/SITE ADDRESS	INDICATIVE SITE CAPACITY NO. UNITS	2010 CONSULTN
H2(a)	Land West of Bligh's Meadow, Sevenoaks	22	59
H2(b)	BT Exchange, South Park, Sevenoaks	25	n/a
H2(d)	Swanley Centre, Nightingale Wav, Swanley	0	128
H2(e)	Station Approach, Edenbridge	20	n/a
H2(f)	New Ash Green Village Centre, New Ash Green	50	50
H2(g)	Powder Mills (Former GSK Site), Leigh	75	n/a
TOTAL		192	237

Summary of Housing Supply Components as at 1 April 2012	No. of units
Completions 2006 - 2012	1,360
Permissions (at 01.04.2012)	970
Windfall Allowance Small Sites (2017 - 2026)	432
Permissions granted on proposed allocations since 01.04.2012 (Leigh Builders Yard, Edenbridge & Garden Cottages, Leigh)	20
Proposed Housing Allocations (See Policy H1 table above)	674
Proposed units from Mixed Use Allocations (See Policy H2 table above)	192
TOTAL	3,648

Conclusion and Next Steps

- 17 The ADMP has been reviewed and updated in relation to the publication of the NPPF and progress on allocated site. The report enables Members to consider changes to the plan, and recent consultee representations on site allocations.
- 18 It is recommended that the revised Allocations and Development Management Plan be noted and supported and that the Plan be recommended to Cabinet and Full Council for pre-submission publication.
- 19 Following publication there will be a further opportunity to make representations before submission for independent examination to confirm the soundness of the plan.

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Options

- 20 The options are to agree, vary or reject the document. The document is considered appropriate to assist in achieving the detailed objectives of the Core Strategy.

Key Implications

Financial

- 21 Budgetary provision has been made for the cost involved in preparing the Allocations and Development Management Plan. Combining the Allocations and development policies into one document will achieve a significant budget saving in publication and examination costs compared with maintaining two separate DPDs.

Community Impact and Outcomes, Equality and Sustainability Impacts

- 22 These issues are addressed in the preparation of the documents concerned.
- 23 The Council has undertaken Sustainability Appraisal (SA) of the draft sites and policies, which have been published alongside the consultation documents, to ensure that the decision-making process takes into account the Government's key objective of Sustainable Development. The purpose of this document is to appraise a number of alternative approaches to Site Allocations and Development Management Policies that have emerged (subsequent to previous iterations of the policies). The appraisal findings from this SA have informed the preparation of the pre-submission publication plan.
- 24 The Council has undertaken an Equalities Impact Assessment (EQIA) of the draft ADMP, to ensure that the decision-making process takes into account equalities issues. The EQIA assesses if there is anything in the policy document that could discriminate or put anyone at a disadvantage, particularly in relation to hard to reach groups. The EQIA concludes that the ADMP does not have a differential impact which will adversely affect any groups in the community.

Legal, Human Rights etc.

- 25 The preparation of an LDF is a requirement under planning legislation. The adopted Allocations and Development Management Plan will form part of the "Development Plan" and has special status in the determination of planning applications. Production of DPDs is in accordance with the Town and Country Planning Local Development (England) Regulations 2004 (as amended).

Risk Assessment

- 26 LDF documents are subject to independent examination and the principal risk involved with their preparation is that the examination finds the document to be unsound. The Allocations and Development Management Plan must be in accordance with the Core Strategy and other parts of the development plan and national planning guidance. The document will progress to publication in which the Council will be required to meet the requirements as set out in the Town and

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Country Planning Local Development (England) Regulations, at which time it will formally seek the views of key stakeholders in accordance with the Council's Statement of Community Involvement.

Appendices	A Allocations and Development Management Plan (available online)
	B Site Allocations Pro Forma (available online)
	C Green Belt Supplementary Planning Document (available online)
	D Supplementary consultation responses (available online)
Background Papers:	Core Strategy, adopted February 2011
	Supplementary Site Allocations consultation March 2012
Contact Officer(s):	Hannah Gooden Ext 7189
Kristen Paterson	
Deputy Chief Executive and Director of Community and Planning Services	

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THE GYPSY AND TRAVELLER PLAN - UPDATE

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP - 9 October 2012

Report of the: Community and Planning Director

Status: For Information

Key Decision: No

Executive Summary

The planning policy team is preparing a consultation draft of the Gypsy and Traveller Plan which will allocate sites to meet the identified need in the District. It is important to plan to meet this need, as without the identification of suitable sites, the Council will find it hard to resist new proposals for sites across the District, regardless of their location, as strategic provision will not have been identified. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment March 2012 found a need to allocate 40 pitches from 2012-2016 and an indicative need for a further 32 pitches from 2017 to 2026. An assessment of the existing sites with temporary permission and unauthorised sites indicates that 29 of these pitches could be allocated. Another 12 pitches may be forthcoming through extensions to existing sites and the allocation of new sites. Further investigation of these sites will be carried out before the final allocations are put forward. It is anticipated that the public consultation exercise will be in January /February 2013.

This report supports the Key Aim of green environment and safe and caring communities of the Community Plan

Portfolio Holder Cllr. Mrs Jill Davison

Head of Service Alan Dyer

Recommendation to the LDF Advisory Group

It be RESOLVED that the report be noted

Reason for recommendation: To enable the Council to progress the Gypsy and Traveller Plan in accordance with the Local Development Scheme.

Introduction

1. National Planning Policy for Traveller Sites states that local authorities should 'set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of

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travellers in their area, working collaboratively with neighbouring local planning authorities’.

2. The Council undertook a new Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTAA) which was completed in March 2012. The study found a need for 40 pitches over the period 2012-2016 (when applying the planning definition tests of travelling) and an indicative need for a further 32 pitches over the period 2017 to 2026 (a total of 72 over the period 2012-2026). Members will be aware that the findings of the Gypsy, Traveller and Travelling Showpeople Accommodation Assessment now form the basis for the preparation of the Gypsy and Traveller Plan

The Gypsy and Traveller Plan.

3. It is very important to make sufficient provision to meet the identified need in the District. Without the identification of suitable sites, the Council will find it hard to resist new proposals for sites across the District, regardless of their location, as strategic provision will not have been identified. The Gypsy and Traveller Plan will allow the Council, in conjunction with stakeholders, to identify the most suitable locations for sites. Without this document, even if planning applications for unsuitable sites are refused, they may be allowed on appeal, due to the lack of a Development Plan Document identifying the provision of sites.
4. The planning policy team is currently preparing a consultation draft of the Plan. This work has been focused around the assessment of the existing temporary and unauthorised sites, in order to identify whether any are appropriate locations for permanent pitches, and on identifying new potential sites for allocation.
5. In August a “call for sites” was carried out. This involved contacting Gypsy and Travellers living in the District, Gypsy and Traveller organisations and all those who registered an interest in the issue through consultations on the LDF. Parish and Town Councils were also contacted for their views on any potential sites within their areas.

Identification of Sites for allocation

Non-Green Belt locations

6. National guidance states that Gypsy and Traveller development is inappropriate in the Green Belt. However in a highly constrained District such as Sevenoaks it cannot be assumed that suitable deliverable non-Green Belt sites will come forward, as gypsies and travellers are likely to be outbid by other land uses. Analysis carried out shows that there is no history of gypsy and traveller sites being developed in non-Green Belt locations and no non-Green Belt sites have previously been put forward in previous consultations. Given that this situation is unlikely to change consideration has to be given to Green Belt locations.

Temporary Sites

7. Core Strategy Policy SP6 and the National Planning Policy for Traveller Sites are the starting point for considering whether sites are suitable for permanent permission and allocation. This means:

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- giving preference, where possible, to non-Green Belt locations; (see above)
- ensuring that development would not have significant adverse landscape or biodiversity impact;
- ensuring that the site is not located in an area liable to flood;
- ensuring that safe and convenient vehicular/pedestrian access can be provided to the site;
- ensuring that the scale of the site is appropriate;
- seeking to locate sites within or close to existing settlements with a range of services and facilities and access to public transport.

8. Currently in the District there are 25 pitches on 10 sites which have temporary permissions. See Table below. The Appendix contains a proforma for each of these sites. These give details of each site, an assessment of the constraints affecting each site and an initial consideration against Core Strategy Policy SP6 Provision for Gypsies and Travellers and Travelling Showpeople.

Site	No. of pitches counted	Temporary Planning permissions
Knockholt Station, Halstead	3	expires December 2014
Eagle's Farm, West Kingsdown	2	expires February 2013
Hill Top Farm, Farningham	5	expired March 2012
Land SW Broomhill, Swanley	2	expires December 2012
Bournewood Brickworks, Crockenhill	1	expires January 2012 Appeal in progress
Robertson's Nursery, Swanley	1	expired June 2012
Seven Acre Farm, Edenbridge	6	expires September 2013
Hollywood Gardens, West Kingsdown	1	expires May 2013
The Mobile Home, Hextable	1	expires October 2013
Land south of déjà vu, Swanley	3	expires December 2014
Total	25	

9. Following on from work done for the GTTA, an analysis of strategic considerations has also been carried out. As a result the following categories have been identified in order to classify the sites.
- 1 Green Belt and well located (within 1km of a settlement in the Settlement Hierarchy) and with no other significant constraints /issues.
 - 2a Green Belt and well located (within 1km of settlement in the Settlement Hierarchy) but with potential constraints/issues
 - 2b Green Belt and well located (within 1km of settlement in the Settlement Hierarchy) but with significant constraints/issues

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- 3a Green Belt and poorly located (beyond 1km from the settlement in the Settlement Hierarchy and with no or potential constraints/issues
- 3b Green Belt and poorly located beyond (1km from the settlement in the Settlement Hierarchy) and with significant constraints/issues
- Well located is deemed to be within 1km of a settlement in the Settlement Hierarchy
 - Poorly located is deemed to be beyond 1km from the settlement in the Settlement Hierarchy
 - Potential constraints/issues are identified as those relating to Listed Buildings, SSSI, Conservation Areas, AONB AQMA Buffer Zones and where any potential harm can usually be mitigated.
 - Significant constraints/issues are those where mitigation is less straight forward i.e. flood risk or Air Quality Management
10. The 25 temporary pitches fall into the following categories. For the 2 pitches where there are significant constraints/issues this relates to air quality as the sites are in AQMA.

Categories.	No of pitches
GB well located with no other significant constraints/issues Category 1	7
GB well located with potential constraints/issues Category 2(a)	13
GB well located with significant constraints/issues Category 2(b)	2
GB poorly located and with no or only potential constraints/issues Category 3(a)	3
GB poorly located with significant constraints/issues Category 3(b)	
Total	25

Unauthorised Developments/Sites without Planning permission

11. A desk top study has been carried out on these sites. However site visits and further investigation with regard to access/highways and environmental health issues is required before any comments can be made on their suitability for allocation. The 3 sites listed below appear to have potential. Allocation of these sites would add an additional 4 pitches.

Unauthorised Developments/Sites without Planning permission	No. of potential pitches	Potential Category
Fordwood Farm, New Street Road, Hodsoll Street, Ash	1	GB well located with potential constraints/issues Category 2(a)
Land Adjoining Eynsford Railway Station, Station Road	2	Green Belt and well located with no other high level constraints/ issues. (1)
Brands Hatch Garage, Fawkham	1	GB well located with potential constraints/issues Category 2(a)

Sites promoted via the call for sites

12. This has resulted in a number of formal and informal responses seeking extensions to 2 existing sites and the suggestion of 2 new sites. As with the unauthorised sites, the suitability of these sites will require further study and more detailed discussion with site owners before any proposals can be formulated. These sites however, have the potential to provide 8-12 additional pitches.

Site	Potential No of Pitches	Potential Category
Knockholt Station, Halstead	4	Green Belt and poorly located but with no or only potential constraints/issues (3a)
Eagles Farm, Crowhurst Lane, West Kingsdown	2	GB well located with potential constraints/issues Category 2(a)
Chevening Lane, Knockholt	2	Green Belt and well located but with significant issues/constraints (2b)
Valley Farm, Carters Hill, Underriver	4	Green Belt and poorly located but with no or only potential constraints/issues (3a)

13. Therefore the 40 permanent sites required to 2016 may come from the following:

Temporary sites converted to permanent	25
Un-authorised sites/sites with lapsed permission converted to permanent	4
Sites promoted by Gypsy site owners/occupiers	12
Total	41
Requirement for permanent sites	40

14. If all these sites were to be allocated there would be a surplus of 1 pitch to 2016. It must be recognised however, that a much more detailed assessment of the

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potential of the sites promoted through the consultation, must be carried out. This may result in a decrease in the pitches identified.

The Duty to Cooperate

15. The duty to cooperate with other local authorities in planning for gypsy and travellers sites is required by para 9(c) of the Government's Planning Policy for Traveller Sites. Officers from Tunbridge Wells, Sevenoaks, Maidstone, Ashford and Tonbridge & Malling met in July 2012, to share ideas and best practice about whether, when and how Council's might demonstrate co-operation on this matter. The most important issues identified were the need to share information about whether individual authorities are proposing to meet all of their need within their own boundaries; whether they are proposing not to meet it and justify why; or whether they are seeking redistribution. If they are seeking redistribution, the duty to co-operate becomes most relevant.
16. There was general consensus that the starting point will be to seek to accommodate the identified need in each district within the district boundary. It should be noted that any significant redistribution of our identified need to other Districts is unlikely to be achievable. However, some districts indicated that Members would expect the issue of redistribution to be explored before committing to meeting the full need. This was the first meeting on the duty to co-operate and further meetings will be held in the process of site allocation. In addition this issue will be raised at the Kent Planning Officers Group (KPOG) and contact made with adjoining non-Kent Authorities.

Next Steps

17. The next stage is to carry out the more detailed assessment of the sites including site visits and where appropriate enter into discussions with site owners.
18. It is intended that a consultation draft of The Gypsy and Traveller Plan will be published for consultation early in 2013. The draft plan will be reported back to the LDFAG in early January followed by reports to Environment Select Committee (15 January 2013) and Cabinet in early February 2013. This will set out the site allocations required to meet the identified need. At the present time these sites will primarily be provided by allocating temporary sites.

Key Implications

Financial

19. Budgetary provision has been made for the cost involved in preparing and consulting on Gypsy and Traveller Plan.

Legal, Human Rights

20. The information contained in this report, will not unlawfully infringe the human rights of property owners or occupiers.

Community Impact and Outcomes, Equality and Sustainability

21. The document provides information regarding the application of existing policy. A Sustainability Appraisal and an Equality Impact Assessment are being carried out during the preparation of the plan.
22. The Sustainability Appraisal will ensure that the decision-making process takes into account the Government's key objective of Sustainable Development. The purpose of this document is to appraise a number of alternative approaches to the Site Allocations.
23. The Equalities Impact Assessment will ensure that the decision-making process takes into account equalities issues. The EQIA assesses if there is anything in the document that could discriminate or put anyone at a disadvantage, particularly in relation to hard to reach groups, such as gypsies and travellers.

Risk Assessment Statement

24. The preparation of The Gypsy and Traveller Plan is required to meet National Guidance. Failure to prepare the Plan will result in ad hoc applications be approved. The document is being developed in accordance with the national, regional and local plan policies.

Sources of Information: Gypsy, Traveller and Travelling Showpeople
Accommodation Assessment (GTTAA) March 2012.

Appendices: Site Proformas

Contact Officer(s): Sarah Lloyd ext 7358

Kristen Paterson, Director of Community and Planning Services

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Temporary Permissions

Ref No1			
Site Address:	Bournwood Brickworks, Stones Cross Road Crockerhill	Settlement:	Crockerhill
Ward:	Crockerhill & Well Hill	Parish	Crockerhill
Recent Planning Permissions	08/02348/FUL Retention of mobile home. 11/02166/FUL Proposed relocation of mobile residential unit Appeal In Progress		
Temp site	Granted 13/01/09 expires January 2012		
Nos of Permitted Pitches	1		
<p>Commentary: Private site, GB, AQMA Buffer zone, Distance to edge of nearest settlement in hierarchy 315m Called Marwell House Stones Cross Road GB well located with potential constraints/issues - Category 2(a)</p>			
SP6 criteria	Complies with all but criteria b)		

Ref No2			
Site Address:	Robertson's Nursery, Swanley	Settlement:	Crockerhill
Ward:	Crockerhill & Well Hill	Parish	Crockerhill
Recent Planning Permissions	08/02349/FUL Retention of mobile home & hardstanding & proposed utility building 12/00894/FUL		
Temp site	Granted 24/07/09 expires July 2012		
Nos of Permitted Pitches	1		
<p>Commentary: Private site, , GB AQMA Buffer zone Distance to edge of nearest settlement in hierarchy 0km GB well located with potential constraints/issues - Category 2(a)</p>			
SP6 criteria	Complies with all but criteria b)		

Ref No3			
Site Address:	Seven Acre Farm, Edenbridge	Settlement:	Edenbridge
Ward:	Edenbridge South & West	Parish	Edenbridge
Current Use (PP etc):	09/02953/FUL Change of use for stationing of caravans for residential use with associated development		
Temp site	Granted 17/09/10 expires September 2013		
Nos of Permitted Pitches	6		
<p>Commentary: Private site, GB Distance to edge of nearest settlement in hierarchy 370m Green Belt and well located with no other high level constraints/ issues - Category (1)</p>			
SP6 criteria	Complies with all but criteria b)		

Ref No4			
Site Address:	Land SW Broomhill, Button Street Swanley	Settlement:	
Ward:	Farningham, Horton Kirby & South Darent	Parish	Farningham,

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Current Use (PP etc):	07/00178/FUL Continuation of residential use of land by gypsy families with two mobile homes, one touring caravan and ancillary structures.		
Temp site5	Granted 11/12/08 expires December 2012		
Nos of Permitted Pitches	2		
Commentary:	Private site, AQMA GB Distance to edge of nearest settlement in hierarchy 310m Green Belt and well located but with significant issues/constraints - Category (2b)		
SP6 criteria	Complies with all but criteria b)		

Ref No5			
Site Address:	Knockholt Station, Halstead	Settlement:	
Ward:	Halstead, Knockholt & Badgers Mount	Parish	Halstead
Recent Planning Permissions	11/01510/FUL Permanent use of the land as a gypsy and traveller caravan site including proposed amenity buildings.		
Temp site	Granted 11/7/11 expires July 14		
Nos of Permitted Pitches	3		
Constraints/Commentary:	Private site, GB, Distance to edge of nearest settlement in hierarchy 825km Green Belt and poorly located but with no or only potential constraints/issues - Category (3a)		
SP6 criteria	Complies with all but criteria a)		

Ref No6			
Site Address:	The Mobile Home, Malt house farm Hextable	Settlement:	Hextable
Ward:	Swanley Christchurch & Swanley Village	Parish	Hextable
Current Use (PP etc):	10/1514 Change of use of land to station 1 mobile home		
Temp site	Granted 28/10/10 expires October 2013 x		
Nos of Permitted Pitches	1		
Commentary:	Private site, GB, Distance to edge of nearest settlement in hierarchy 0m Green Belt and well located with no other high level constraints/ issues - Category (1)		
SP6 criteria	Complies with all but criteria b)		

Ref No7			
Site Address:	Holly Mobile Home Park	Settlement:	Swanley
Ward:	Swanley St Mary's	Parish	Swanley
Planning Permissions	11/02120/CONVAR Variation of condition 1 of 07/03543/FUL - (Change of use to caravan site for stationing of 5 caravans (3 mobile homes and 2 touring caravans) for Travellers		
Temp site	Expires 15/12/14		
Nos of Permitted Pitches	3		
Commentary:	Private site -GB within 50 m of Listed Building. Distance to edge of nearest settlement in hierarchy 0m Green Belt and well located but with significant issues/constraints - Category (2b)		
SP6 criteria	Complies with all but criteria b)		

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Ref No8			
Site Address:	Eagle's Farm West Kingsdown	Settlement:	West Kingsdown
Parish	West Kingsdown		
Planning Permissions	SE/07/00819/FUL Use of land for the stationing of two static caravans for gypsy accommodation.		
Temp site	Granted 20/02/08 expires February 2013		
Number of Permitted Pitches	2		
Commentary: Private site GB , AQMA Buffer zone, Distance to edge of nearest settlement in hierarchy 460m GB well located with potential constraints/issues - Category 2(a)			
Policy SP6 criteria	Complies with all but criteria b)		

Ref No9			
Site Address:	Hill Top Farm, London Road Farningham	Settlement:	Farningham
Ward:	Farningham, Horton Kirby & South Darent	Parish	Farningham
Planning Permissions	09/00444 Change of use to include the stationing of caravans to accommodate one extended gypsy family.		
Temp site	Granted 07-Mar-2012 expires March 2015		
Number of Permitted Pitches	5		
Commentary: GB AQMA Buffer zone AONB Distance to edge of nearest settlement in hierarchy 450m GB well located with potential constraints/issues - Category 2(a)			
Policy SP6 criteria	Complies with all but criteria b)		

Ref No10			
Site Address:	Hollywood Gardens, West Kingsdown	Settlement:	West Kingsdown
Ward:	Fawkham & West Kingsdown	Parish	West Kingsdown
Planning Permissions	10/00824/CONVAR To remove or vary condition three years from 1st May 2007 of SE/05/02960/FUL, (Original permission - change of use of the land to a gypsy/traveller site for one family and the retention of a static caravan and outbuilding) (APP/G2245/A/06/2014899/NWF), Land South Of Redcourt, Hollywood Lane. Granted 18/05/10 expires May 2013		
Temp site			
Number of Permitted Pitches	1		
Commentary: GB AQMA Buffer zone AONB Distance to edge of in hierarchy 650m GB well located with potential constraints/issues - Category 2(a)			
Policy SP6 criteria	Complies with all but criteria b)		

Total: 25 Pitches

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Sites without permission

Ref No11			
Site Address:	Fordwood Farm, New Street Road Hodsoll Street Ash	Settlement:	Hodsoll Street
Ward:	Ash-cum-Ridley	Parish	Ash-cum-Ridley
Planning Permissions	SE/06/01992 (3 year temp. permission granted at appeal 310/347 until April 2009) SE/09/00822 is pending determination		
Temp site	Pending consideration		
Number of Permitted Pitches	1		
Commentary:	GB AQMA Buffer zone AONB Distance to edge of nearest settlement in hierarchy 450m GB well located with potential constraints/issues - Category 2(a)		
Policy SP6 criteria	Complies with all but criteria b)		

Ref No12			
Site Address:	Land Adjoining Eynsford Railway Station Station Road	Settlement:	Eynsford
Ward:	Eynsford	Parish	Eynsford
Planning Permissions	97/2001 Two pitch site for the stationing of 2 gypsy residential caravans per pitch Appeal refused on lack of need		
Temp site			
Commentary:	GB Distance to edge of nearest settlement in hierarchy 450m Near railway line Green Belt and well located with no other high level constraints/ issues - Category (1)		
Potential nos of new pitches	2		
SP6 criteria	Complies with all but criteria b)		

Ref No13			
Site Address:	Brands Hatch Garage, Fawkham	Settlement:	Fawkham
Ward:	Fawkham & West Kingsdown	Parish	West Kingsdown
Planning Permissions	SE/02/02509 (3 year temp. permission granted at appeal in February 2004). SE/07/00102, SE/08/01475, SE/08/02294, SE/10/02596 also relevant - all refused or withdrawn		
Temp site			
Commentary	SE/02/02509 (3 year temp. permission granted at appeal in February 2004). SE/07/00102, SE/08/01475, SE/08/02294, SE/10/02596 also relevant - all refused or withdrawn GB well located with potential constraints/issues - Category 2(a)		
Potential nos of new pitches	1		
SP6 criteria	Complies with all but criteria b)		

Total: 4 Pitches

Promoted Sites

Ref No14			
Site Address:	Knockholt Station, Halstead	Settlement:	
Ward:	Halstead, Knockholt & Badgers Mount	Parish	Halstead
Recent Planning Permissions	11/01510/FUL Permanent use of the land as a gypsy and traveller caravan site including proposed amenity buildings.		
Potential Pitches	4		
<u>Commentary:</u> Extension of existing site. Desk top survey only further investigation is required Green Belt and poorly located but with no or only potential constraints/issues - Category (3a)			

Ref No15			
Site Address:	Eagle's Farm West Kingsdown	Settlement:	West Kingsdown
Ward	Fawkham & West Kingsdown	Parish	West Kingsdown
Planning Permissions	SE/07/00819/FUL Use of land for the stationing of two static caravans for gypsy accommodation.		
Potential Pitches	2		
<u>Commentary:</u> Extension of existing site. Desk top survey only further investigation is required GB well located with potential constraints/issues - Category 2(a)			

Ref No16			
Site Address:	Chevening Lane, Knockholt	Settlement:	Knockholt
Ward:	Halstead, Knockholt & Badgers Mount	Parish	Knockholt
Recent Planning Permissions	N/A		
Potential Pitches	2		
<u>Commentary:</u> Desk top survey only further investigation is required Green Belt and well located but with significant issues/constraints - Category (2b)			

Ref No17			
Site Address:	Valley Farm Carter Hill Underriver	Settlement:	Underriver
Ward	Seal and Weald	Parish	Seal
Planning Permissions	N/A		
Potential Pitches	4		
<u>Commentary:</u> Desk top survey only further investigation is required Green Belt and poorly located but with no or only potential constraints/issues - Category (3a)			

Total: 8-12 Pitches

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LOCAL DEVELOPMENT FRAMEWORK – ANNUAL MONITORING REPORT

LDF ADVISORY GROUP

Report of the:	Deputy Chief Executive and Director of Community and Planning Services
Status:	For information
Also considered by:	None
Key Decision:	No

Executive Summary:

The Annual Monitoring Report (AMR) analyses the progress towards meeting the LDF milestones and targets agreed between the Government and the Local Planning Authority, as set out in the Local Development Scheme (LDS) and also assesses whether or not the LDF policies are functioning properly and when necessary, will identify appropriate action.

This report supports the Key aims of a green environment and safe and caring communities of the Community Plan

Portfolio Holder	Cllr. Mrs Davison
Head of Service	Group Planning Manager – Alan Dyer

Introduction

- 1 The AMR is central to the new Local Development Framework (LDF) system. It reports on progress towards meeting the LDF milestones and targets agreed between the Government and the Local Planning Authority, as set out in the Local Development Scheme (LDS) and also assesses whether or not the LDF policies are functioning properly and when necessary, will identify appropriate action.
- 2 The AMR is usually prepared by December each year. The AMR covering the period 1 April 2011 – 31 March 2012 will be submitted to Cabinet for approval in November 2012.
- 3 This interim report is to inform the LDF Advisory Group of the main indicators which have been finalised so far.

Housing

- 4 In 2011-12, 174 net units were completed compared with 281 in the previous year. Although the number of completions has decreased since last year it still remains above the annual target of 165 units per annum. Since 2006, 1360 units have

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been completed and the Housing Trajectory indicates that the Council is still in a position to meet the Core Strategy housing target.

- The National Planning Policy Framework requires Local Planning Authorities to have a 5 year supply of deliverable housing sites plus an additional 5% buffer. This equates to 867 dwellings for Sevenoaks District. There are currently 819 units with planning permission which are expected to be completed during the period 2012/13 to 2016/17. An additional 703 units have been identified as having the potential to come forward in the next 5 years. This gives a total of 1522 units which exceeds the 5 years requirement figure by 655 units.

Sevenoaks District 5 year Land Supply 2012

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
	1	2	3	4	5	
Identified Sites	143	142	140	139	139	703
Extants (Full & Outline) <0.2ha minus % non – implementation	96	104	16	0	0	216
Extants (Full & Outline) 0.2ha and over minus % non-implementation	136	149	127	119	72	603
Supply by year	375	395	283	257	210	
Cumulative Supply	375	770	1053	1311	1522	1522
Requirement	165	330	495	660	825	867

- 59% of housing completions in 2011/12 were within the main settlements of Sevenoaks, Swanley and Edenbridge.

Distribution of Housing Completions in 2011/12

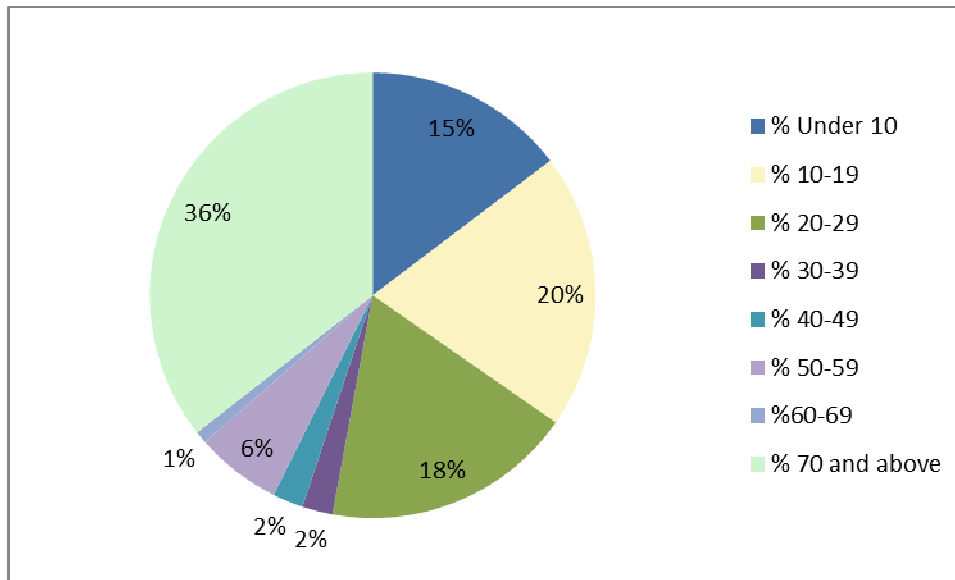
Completions	Sevenoaks Urban Area	Swanley	Edenbridge	Rest of District	Total
11-12	52	10	40	72	174
11-12%	30%	6%	23%	41%	
Plan Period Total	241	143	272	704	1360
Plan Period %	18%	10%	20%	52%	

- 72% of new housing met the required Code for Sustainable Homes level or BREEAM standard.
- During 2011/12, 25 affordable housing units were provided within the District. They consist of 22 social rent and 3 shared ownership.
- £206,144 was received in affordable housing contributions during the monitoring year.

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- 10 No permanent gypsy and traveller pitches were granted during the monitoring year.
- 11 37 additional extra care and sheltered housing bedrooms were completed.
- 12 The average density of new housing across the district was 46.5 dwellings per hectare. 45% of new dwellings were completed above 40dph.

Density of Completed Dwellings 2011-12 (dwellings per hectare)



Employment and Retail

- 13 In 2011/12 there was an increase of 3155sq m in employment floorspace across the District. There was a net loss of 95 sq m in the main settlements.

Completed Employment Floorspace in 2011/12

	B1a	B1b	B1c	B2	B8	BX*	Total (sqm)
Sevenoaks Urban Area	-132	0	0	0	0	0	-132
Swanley	0	0	0	0	0	0	0
Edenbridge	0	0	-550	37	0	550	37
Main Settlements	-132	0	-550	37	0	550	-95
Rest of District	880	0	-190	-362	-20	2942	3250
TOTAL	748	0	-740	-325	-20	2997	3155

* Mixed B class uses

- 14 At March 2012, 2% of the District's working population were unemployed.
- 15 There was an increase of 3654sq m in retail floorspace within the main settlements of Sevenoaks, Swanley and Edenbridge.

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Other Options Considered and/or Rejected

16. Not applicable

Key Implications

Financial

17. The cost of producing the AMR will be met within the approved LDF budgets.

Community Impact and Outcomes

18. The AMR assesses whether or not the LDF policies are functioning properly and when necessary, will identify appropriate action.

Legal, Human Rights etc.

19. There are no issues arising from producing the AMR itself, however the data contained within it may reveal “equality issues” which the Council will then be in a position to address.

Resource (non-financial)

20. None

Equality Impacts

21. There are no issues arising from producing the AMR itself, however the data contained within it may reveal “equality issues” which the Council will then be in a position to address.

Conclusions

22. The AMR is an important element of the LDF and must be produced each year by the Council and be made publically available.

Risk Assessment Statement

23. The AMR is an important element of the LDF and failure to publish an annual will have implications for the performance of the Council.

Background Papers: The Core Strategy

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