

UPDATE ON THE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN (ADMP)

Cabinet – 13 November 2014

Report of	Chief Planning Officer
Status:	For consideration
Also considered by:	Local Planning & Environment Advisory Committee – 23 October 2014
Key Decision	No

Executive Summary:

The Allocations and Development Management Plan (ADMP) supplements the Core Strategy by identifying housing allocations, areas of employment and important areas of open space. The ADMP also sets out new development management policies, which are consistent with the National Planning Policy Framework (NPPF).

The ADMP was examined by the Planning Inspectorate in March 2014 and a consultation on the Inspector's Main Modifications was held 21 August – 2 October 2014.

This report provides a summary of the comments received as part of the Main Modifications consultation and outlines the next steps for the adoption of the ADMP.

Portfolio Holder Cllr. Piper

Contact Officer(s) Hannah Gooden Ext. 7178

Recommendation to Cabinet: That the comments received through the ADMP Main Modifications consultation are noted

Reason for recommendation: To progress the ADMP in accordance with the Local Development Scheme.

Introduction and Background

- 1 The Allocations and Development Management Plan (ADMP) was agreed by Full Council for submission for examination by the Planning Inspectorate in February 2013. Since then the ADMP has been:
 - published for interested parties to make comments on (between March and May 2013)
 - submitted for examination (in November 2013)

- examined through hearings (March 2014)
- published for consultation on the Main Modifications (21 August – 2 October 2014)

Whilst the hearings have now closed, the examination remains open until we receive the Inspector's report.

2 This report provides an update on the 'main modifications' public consultation.

Main Modifications

- 3 The Inspector wrote to the Council in April setting out twelve proposed 'main modifications' to the ADMP that he considers need to be made to make the Plan sound (see Appendix A) following the hearings. The majority of these modifications are actually relatively minor in scale.
- 4 The two most significant modifications are the requirement for us to bring forward the allocation of the land west of Enterprise Way in Edenbridge for housing rather than continuing to allocate it as 'reserve land', and to provide greater certainty on the mix and scale of uses in the Policy relating to Fort Halstead.
- 5 An additional Main Modification (MM13) was proposed in July 2014 to commit the Council to an early review of the Core Strategy, in whole or in part, within the next five years.
- 6 These thirteen Main Modifications formed the basis of the recent public consultation (see Appendix B).

Main Modifications Consultation

- 7 The consultation on the Inspector's Main Modifications was held for six weeks from 21 August – 2 October 2014.
- 8 Consultation letters and emails were sent out to all interested parties on our Local Plan mailing list, together with statutory consultees, including town and parish councils. Copies of the document were placed in Council offices and libraries for public inspection and public notices were placed in the local paper. A press release was also issued and consultation letters were sent out to all neighbours adjoining the reserve land site in Edenbridge.
- 9 Officers organised the following three drop-in information sessions (in Sevenoaks, Swanley and Edenbridge) during the consultation on the main modifications, in order to assist understanding of the proposed changes. About 40 people attended these sessions and Edenbridge was the most well attended session.

Thursday 4th September 4pm - 8pm – Clocktower Pavilion, Swanley Town Council

Monday 8th September 4pm - 8pm – SDC Offices, Sevenoaks

Tuesday 9th September 4pm - 8pm - Rickards Hall, Edenbridge

Consultation Responses

- 10 A total of 55 responses were received during the consultation. These included representations from:
- ProVision (agents for one of the owners of the reserve land in Edenbridge)
 - Eynsford Parish Council
 - the Knockholt Society
 - Campaign to Protect Rural England (CPRE)
 - Kent Wildlife Trust
 - Highways Agency
 - Kent Downs AONB Unit
 - Halstead Parish Council
 - Southern Water
 - Paul Dickinson & Associates (agents to the owners of the Glaxo Smith Kline site in Leigh)
 - the Environment Agency
 - Edenbridge Town Council
 - Natural England
 - CBRE (on behalf of the owners of Fort Halstead)
 - Kent County Council (Environment Planning & Enforcement)
- 11 The remainder of the responses received have been from members of the public, mainly in relation to the reserve land in Edenbridge, with concerns relating to the proposed primary access from St Johns Way, affordable housing, flooding, infrastructure and open space. The total number of representations in relation to the reserve land in Edenbridge was 16.
- 12 In respect of this site, officers received notice of a community consultation by ProVision on draft proposals for the development of the reserve land in Edenbridge, one week prior to the end of the Main Modifications consultation. There were some enquiries by residents near the reserve land to ask if the SDC consultation could be extended to cover this period (3rd/4th October) beyond the statutory 6 week consultation period that was undertaken by the Council. No additional comments have been received.

- 13 A number of comments were concerned with Main Modification 8 for Policy EMP3 Fort Halstead. Representations were made by organisations and agents on behalf of landowners, with some representations raised by members of the public. The total number of representations in relation to Fort Halstead was 10. These included concerns over transport impacts, the impact on infrastructure, the site's location within the AONB and challenges to the options for the level of residential development considered by the Council to address the Inspector's concerns.
- 14 Summaries of the consultation responses are set out in Appendix C – Summary of ADMP Main Modifications Consultation Responses.

Next Steps

- 15 Following the consultation, submitted comments will be sent to the Inspector in October along with a brief response to the submissions and a short commentary on any implications of the modifications in terms of the sustainability appraisal.
- 16 It is currently anticipated that the Inspector will draft his final report before the end of the calendar year. The Council will be sent an early fact-check draft of the report in advance of its publication.
- 17 Assuming the Inspector recommends that the ADMP can be found sound (with the Main Modifications), the Council will then need to decide whether to adopt the Plan. It is anticipated that the Plan for adoption will be reported to Advisory Committee on 27 January, Cabinet on 5 February (briefing on 8 January) and Full Council on 17 February.

Conclusions

- 18 This report provides an update on recent progress on the ADMP, namely the public consultation on the main modifications for six weeks. It provides members of LPEAC the opportunity to consider issues raised during the consultation and the Council's response to them.

Other Options Considered and/or Rejected

No other options considered at this stage.

Key Implications

Financial

None – costs of preparing ADMP are part of planning policy budget

Legal Implications and Risk Assessment Statement.

None – The Council is required to consult on Inspector's main modifications

Equality Impacts

Consideration of impacts under the Public Sector Equality Duty:		
Question	Answer	Explanation / Evidence
a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate against different groups in the community?	No	EQIA have been carried out on the preparation of the ADMP. Impacts of proposed main modifications assessed via SA process.
b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?	Yes	
c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?		n/a

Appendices Appendix A – Inspector’s letter to the Council regarding ‘main modifications’
http://www.sevenoaks.gov.uk/_data/assets/pdf_file/0011/138692/PA-021-Note-from-Inspector-re-Main-Modifications-and-Preliminary-Findings-24-4-14.pdf

Appendix B – ADMP Main Modifications consultation document
http://planningconsult.sevenoaks.gov.uk/gf2.ti/f/490946/12968869.1/PDF/-/ADMP_Main_Modifications_August_2014_MM6_amended.pdf

Appendix C – Summary of ADMP Main Modifications Consultation Responses

Supplementary report to Local Planning & Environment Advisory Committee

Appendix D – Late representations

Appendix E – Summary of Key Issues Raised and Responses

Richard Morris

Chief Planning Officer