

ADOPTION OF THE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN (ADMP)

Local Planning and Environment Advisory Committee – 27 January 2015

Report of	Chief Planning Officer
Status:	For Decision
Also considered by:	Cabinet – 5 February 2015 Full Council – 17 February 2015
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. The Inspector's final report has now been issued. The report finds the Plan sound, subject to the incorporation of the Main Modifications previously consulted upon.

Portfolio Holder Cllr. Piper

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Recommendation to Local Planning and Environment Advisory Committee

That the recommendation to Full Council is endorsed.

Recommendation to Cabinet

That the recommendation to Full Council is endorsed.

Recommendation to Full Council

That the Allocations and Development Management Plan, incorporating the Inspector's main modifications, is adopted.

Reason for recommendation:

To progress the ADMP in accordance with the Local Development Scheme.

Introduction and Background

- 1 Following agreement of the draft Allocations and Development Management Plan (ADMP) by Full Council in February 2013, it was:
 - submitted for examination (November 2013)
 - examined through hearings (March 2014)
 - published for consultation on the Main Modifications (21 August – 2 October 2014) – see Appendix B & C
 - Found ‘sound’ by the Planning Inspector, subject to the incorporation of the Main Modifications (December 2014)

Inspector’s Report on the ADMP

- 2 The final ADMP Inspector’s Report has now been published. It concludes that the plan provides an appropriate basis for the planning of the District, subject to the incorporation of the thirteen Main Modifications.
- 3 The Main Modifications are summarised as follows:
 - The inclusion of a landscape protection policy;
 - The allocation of the reserve housing site at Edenbridge;
 - The amendment of the boundary of the Gas Holders Site, Sevenoaks;
 - The amendment of the allocation at Warren Court, Halstead;
 - The amendment of the boundary of the BT Exchange site, Sevenoaks;
 - The introduction of flexibility into the proposals for the Powder Mills site, Leigh;
 - The inclusion of advice in para 4.6 regarding marketing requirements in relation to the change of use of employment land;
 - The deletion of the open space designation at Broom Hill, Swanley;
 - The allocation of housing (up to 450 dwellings) and employment land at Fort Halstead;
 - The inclusion of more detail regarding monitoring and review (3 modifications); and
 - The commitment to an early review of the Core Strategy.
- 4 The report concludes that the Council has complied with the Duty to Co-operate during the plan preparation and that it is positively prepared, justified, effective and consistent with national policy, and therefore meets the criteria for soundness.

- 5 The Inspector notes that the ADMP does not seek to reassess strategic issues considered by the Core Strategy, such as housing or employment targets. He concludes that the appropriate way to reconsider these issues is to undertake a review of the Core Strategy (or prepare a complete Local Plan) if the new Strategic Housing Market Assessment shows a need to do so (as is now required by one of the modifications). The Inspector has attached significant weight to the Broom Hill appeal decisions and has, through his modifications, taken what opportunities exist to address the ‘substantial shortfall’ referred to in the appeal decisions. The report states that:

This does not mean that there should be a relaxation in terms of meeting employment needs or protecting the Green Belt and AONB, rather it is a way of increasing housing supply within the Development Plan framework as it currently exists.

- 6 The Inspector’s approach, therefore, has been to consider opportunities that exist to increase the number of dwellings that can be accommodated on proposed allocations and to identify additional allocations, where residential development would not be contrary to policies on Green Belt protection and employment land retention, for example. This explains a number of the Inspector’s modifications, such as the allocation of the reserve land in Edenbridge and housing as part of an employment-led development at Fort Halstead. The Council’s existing policies on density and design of development in the Core Strategy, for example, are unaffected by the Inspector’s conclusions on the ADMP.
- 7 The Council is able to decide whether to adopt the plan with the Inspector’s change or to not adopt it. Under planning law, it is not able to make substantive changes to the ADMP, following the examination, and it is not able to reject the Inspector’s changes.

Next Steps

- 8 The proposal to adopt the ADMP will be reported to Advisory Committee on 27 January, Cabinet on 5 February and Full Council on 17 February.
- 9 Assuming the Council agrees to adopt the Plan, its adoption will be advertised as specified by Regulations, it will be distributed widely, and all of those who participated in the Plan formulation process will be informed of this milestone. The Plan will also be published with an updated Proposals Map.

Conclusions

- 10 This report seeks approval for the adoption of the ADMP.

Other Options Considered and/or Rejected

The Council could choose not to adopt the ADMP. However, this would leave the Council without a Plan for the strategic land use allocation of sites and without up-to-date development management policies and would not represent the best use of resources.

Key Implications

Financial

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

Legal Implications and Risk Assessment Statement

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

Equality Impacts

Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups. The decisions recommended through this paper directly impact on end users. The impact has been analysed through an EQIA, which has been carried out on the preparation of the ADMP and also the impacts of the main modifications have been assessed via the SA process.

Appendices

Appendix A – [Inspector's Report on the ADMP](#)

Appendix B – [Inspector's letter to the Council regarding 'main modifications'](#)

Appendix C – [ADMP Main Modifications consultation document](#)

Background Papers

[Inspector's Report on the ADMP](#)

[Inspector's letter to the Council regarding 'main modifications'](#)

[ADMP Main Modifications consultation document](#)

[ADMP Draft for Submission](#)

Richard Morris

Chief Planning Officer