

LOCAL PLAN WORK PROGRAMME

Planning Advisory Committee - 19 April 2016

Report of Chief Planning Officer

Status: For Consideration

Key Decision: No

This report supports the Key Aim of Protecting the Green Belt

Portfolio Holder Cllr Piper

Contact Officer Antony Lancaster, Strategic Planning Manager Ext.7326

Recommendation to Planning Advisory Committee:

To consider progress with the work programme for preparing a Local Plan

Reason for recommendation: In order to enable discussion and advice on progress with the work programme for the preparation of a Local Plan.

Introduction and Background

- 1 This report is concerned with providing an update on the Local Plan work programme agreed by the Planning Advisory Committee on 7 July 2015. The work plan was concerned with the initial stages of plan making until late 2016 focussing on preparation of a proportionate and robust evidence base and effective co-operation with other authorities.
- 2 The coming financial year's work programme is set out in appendix A. This now takes the form of a Provisional Forward Plan for preparing and approving Local Plan evidence for 2016/17. Key areas of recent progress are as follows:

Local Development Scheme (LDS)

- 3 The LDS provides the timetable for plan making. The current LDS was adopted in early 2015 and will need to be updated to reflect progress with the work programme and a revised anticipated timeframe for a new Local Plan. It is recommended that such an update should be prepared in late 2016/early 2017 and should reflect the following broad timescales:

Issues and Options - Summer 2017

Draft Local Plan - Spring 2018

Submission - Autumn 2018

Adoption - Summer 2019

Placemaking

- 4 A series of six workshops have now been held at which invited representatives of all the Town and Parish Councils in the District provided initial input into the Local Plan process. Discussions focussed around what participants liked about their areas, what could be improved and what challenges could be identified. Comments are being collated and will form part of a summary report in late Summer 2016 that will eventually help contribute to the 'Issues and Options' stage of Local Plan making.

Housing

- 5 The Council's housing policy service as provided via Gavin Missons and Liz Crockford is now being moved to planning services and located alongside planning policy under the Strategic Planning Manager. This reflects the close relationship between the work of the two services. Gavin and Liz will continue to report to Cllr Lowe.

Strategic Housing Land Availability Assessment and Employment Land Availability Assessment (SHLAA and ELAA)

- 6 Update provided via item 8 to this committee meeting.

Economic Needs Study

- 7 Turley Economics have been progressing this work. A stakeholder workshop was held at the Stag Theatre, Sevenoaks on 18 March. Work is progressing well and briefings for Portfolio Holders and Committee Members are provisionally being arranged for May/June.

Swanley and Hextable Masterplan

- 8 Tibbalds consultants have been leading the preparation of the Masterplan work for Swanley and Hextable. A consultation week was held during week commencing 8 February. Invited stakeholder consultation events and public drop-in sessions were facilitated. About 1200 visitors came to the public drop in sessions and about 50 online responses have been received. Older age groups have so far formed the majority of responses and a younger perspective has since been sought via visits to Orchards Academy, High Firs, Downsview and the Youth Forum. The consultants are now preparing options with a view to having a draft document ready in time for consideration at Planning Advisory Committee in June.

Duty to Cooperate

- 9 Regular/quarterly officer meetings continue with neighbouring local planning authorities and with other key stakeholders regarding cross-boundary issues. A brief 'shared statement' is being prepared with Dartford Borough Council in connection with their Development Policies Submission Document and subsequent examination to indicate co-operative working and planning policy agreement between the two authorities.

Retail Study

- 10 A new retail study is now being commissioned and the project will be led by the Planning Policy team. Recruitment of consultants has commenced with interviews planned for 24 March. The Committee will be updated with any further progress at the meeting.

Open Space, Sport and Leisure Study

- 11 The Communities and Business team are in the process of recruiting consultants to undertake an Open Space, Sport and Leisure Study in conjunction with the Planning Policy team. Consultants interviews are being planned during April. The study will be undertaken working with Towns and Parishes.

Strategic Flood Risk Assessment (SFRA)

- 12 Recruitment of consultants is being planned through April to undertake this work, led by the Planning Policy team.

Other Options Considered and/or Rejected

Preparation of a Local Plan is required by Government. Not preparing a local plan will leave the Council vulnerable to unwanted planning applications and appeal decisions. Recent Government announcements also indicate that the Government will intervene to prepare plans where they are not being prepared in a timely manner locally.

Key Implications

Financial

Production of the Local Plan will be funded from the LDF reserve.

Legal Implications and Risk Assessment Statement.

Preparation of a Local Plan is a statutory requirement. There are defined legal requirements that must be met in plan making which are considered when the plan is examined by a Government Planning Inspector. Risks associated with Local Plan making are set out in the Local Development Scheme.

Equality Assessment.

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 preparation and adoption of a Local Plan will directly impact on end users. The impacts will be analysed via an Equalities Impact Assessment (EqIA) to be prepared alongside each key stage of plan making.

Conclusions

Preparation of a Local Plan is required by Government. The current Core Strategy and Allocations and Development Management Plan are to be updated and combined in a new Local Plan for Sevenoaks District ensuring compliance of policy with any changes in national planning policy since their adoption. This report provides an update on the project plan for the work needed to achieve an adopted Local Plan.

Appendices

Appendix A - Local Plan evidence - Provisional Forward Plan 2016/17

Appendix B - Agreed process for addressing housing need in the Local Plan

Background Papers

Report to Planning Advisory Committee - 7 July 2015 - Local Plan work programme

Richard Morris
Chief Planning Officer

Appendix A

Local Plan evidence - Provisional Forward Plan 2016/17

Project	PAC	Cabinet
SHLAA/ELAA update	19 April 2016	
SHLAA/ELAA site consideration. Start Green Belt Assessment	21 June 2016	
Swanley and Hextable Masterplan - draft document for consultation	21 June 2016	14 July 2016
Swanley and Hextable Masterplan - for consideration	22 Sept 2016	13 Oct 2016
Economic Needs Study	22 Sept 2016	
Retail Study	22 Sept 2016	
Leisure and Open Space	22 Sept 2016	
Strategic Flood Risk Assessment	22 Sept 2016	
Green Belt Assessment	17 Jan 2017	9 Feb 2017
Landscape Character Assessment and constraints mapping	17 Jan 2017	9 Feb 2017
Affordable Housing and Commercial Development Viability	2 March 2017	
Climate Change/Renewables	17 Jan 2017	
Duty to Co-operate Statement	2 March 2017	
Justification for Planning Standards	2 March 2017	
SHMA supplement to reflect updated projections, national changes in affordable housing policy and new guidance for Gypsies and Travellers accommodation needs	2 March 2017	20 April 2017

Appendix B

Agreed process for addressing housing need in the Local Plan

Step 1 Understanding Need Undertake Strategic Housing Market Assessment with Tunbridge Wells BC (SHMA) Understand other adjacent authorities need via Duty to Cooperate discussions	
Step 2 Maximising supply Undertake Strategic Housing Land Availability Assessment (SHLAA) including a call for Sites* Explore potential for increased site densities Explore potential for focussed increased site densities such as near railway stations Assess quantum of under-utilised employment land Assess potential contribution of windfalls Assess potential contribution of empty properties Assess potential contribution of office conversions Discuss supply options in other authority areas under the Duty to Cooperate	
Step 3 Understanding shortfall Match steps 1 and 2 findings for need and supply to understand level of any shortfall	
Step 4 Assessment of Green Belt Options Undertake full Green Belt Review of the District- assess parcels of land against the five purposes of Green Belt designation. Undertake detailed assessment at settlement boundaries and broad level assessment elsewhere	
Step 5 Other considerations Assess potential land options against other criteria, including: Category 1 constraints (national/international) e.g. Green Belt, AONB, flood risk Category 2 constraints (county/district) e.g. Conservation area, local wildlife sites Landscape Character Assessments undertaken in neighbouring authorities	
Step 6 Identification of land options for further consideration	
Step 7 Housing target identified	

*note at 1 April 2014 total housing supply for the current Core Strategy plan period 2006-26 was 4,732 (including 450 at Fort Halstead)