



Dispatched: 13.03.12

ENVIRONMENT SELECT COMMITTEE COMMITTEE

20 March 2012 at 7.00 pm

Conference Room, Argyle Road, Sevenoaks

6. Allocations and Development Management Development Plan Document – Presentation to Committee

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Allocations and Development Management DPD

Environment Select Committee
Tuesday 20 March 2012

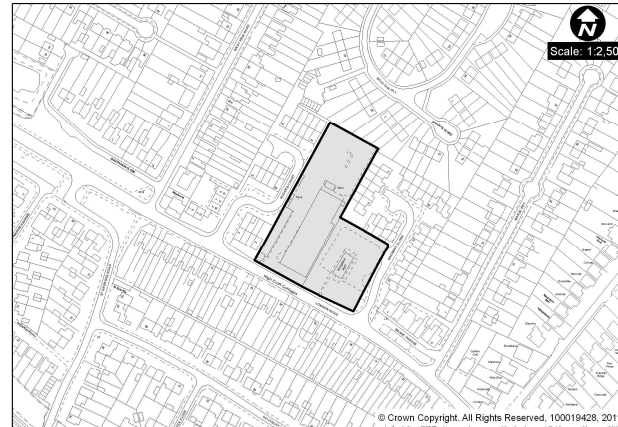


Alan Dyer



Overview

- Purpose of the document
- Previous rounds of consultation
 - Site Allocations
 - Development Management policies
 - Open Space Allocations
- Main areas of revision
- Next steps and NPPF



Allocations and Development Management Development Plan Document (ADM DPD)

Purpose:

- Proposals for development of key sites
- Detailed development management policies which against which future development proposals will be assessed
- Replace remaining saved policies of the Sevenoaks District Local Plan
- Consistency with Core Strategy / national planning policy
- Afforded limited weight at this stage

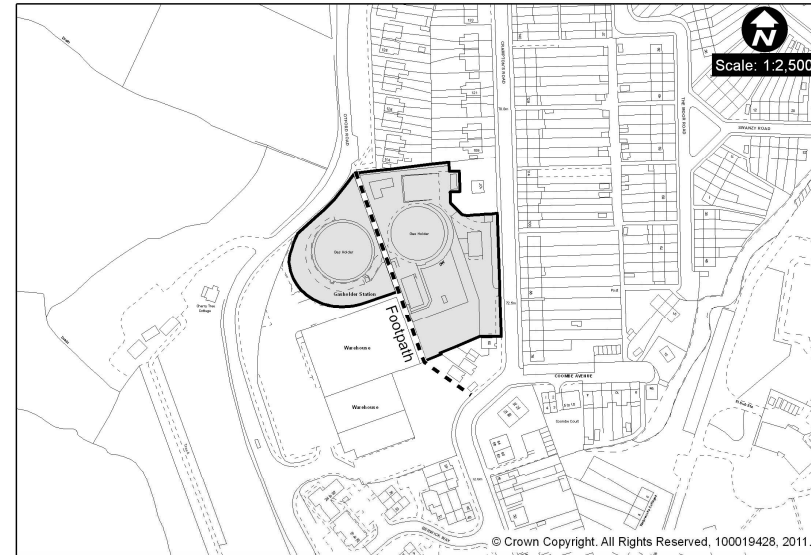
Previous Consultations

Three previous rounds of consultation:

- January - March 2010 – Allocations (Options) consultation
- May – August 2011 – Development Management Policies consultation
- September – November 2011 – Open Space Allocations consultation
- All now combined into one joint document

Allocations - Main areas of revision

- Sites categorised as either 'residential', 'employment' or 'mixed-use'
- Design guidance provided on the residential site pro forma, including site maps and photographs
- Employment allocations are all existing sites, to be retained, except Broom Hill, Swanley, which is a proposed new site for employment



Allocations - Main areas of revision

- Five sites have planning permission / been built - therefore removed from DPD, although policy supports the implementation of these permissions:
- St Bartholomew's Laundry, Swanley – completed
- Waitrose, High Street, Sevenoaks – completed
- West Kent Cold Store, Rye Lane – in progress
- 31/37 Park Lane, Kemsing – permission granted
- Police Station, Morewood Close – permission granted

Allocations - Main areas of revision

- Three sites have been removed from the current draft for the reasons set out below:
- Byways and Hejmo, Birchwood Park Avenue, Swanley - deliverability
- Land at Cedar Drive, Edenbridge – maintain as open space
- Field South of Moat Cottage, Station Road, Otford – incompatible with archaeological / heritage designations
- These sites represented 20 units in total

Allocations - Main areas of revision

- There are several sites where the number of units proposed has changed significantly since the 2010 consultation:
- Sevenoaks Gasholder Station, Cramptons Road (reduced from 48 to 35)
- School House and Johnsons, Oak Lane & Hopgarden Lane (reduced from 37 to 19 and 34 to 18 respectively)
- Land West of Cherry Avenue (reduced from 75 to 50)
- United House, Goldsel Road (increased from 116 to 250)
- Bus Garage/Kingdom Hall, London Road (increased from 20 to 30)

Allocations - Main areas of revision

- Sufficient Housing Supply

Summary of Housing Supply Components as at 1 April 2011	Units
Completions 2006 – 2011	1,186
Permissions (at 01.04.2011)	1,120
Windfall Allowance Small Sites 2022 – 2026	350
Proposed Housing Allocations	718
Proposed units from Mixed Use Allocations	230
TOTAL	3,604

Supplementary Consultation

- Different land use is now proposed on 8 sites compared to the 2010 consultation
- One new sites is proposed (Bovis Manor House in New Ash Green - for residential)
- SDC propose a targeted consultation on these sites for six weeks in April/May 2012



Supplementary Consultation

Site Location	2010 Draft Allocation	Proposed Allocated Use
Currant Hill Allotments, Westerham	Allotments (with reference that any future development would require replacement allotments)	Residential, with allotment re-provision on adjacent site
Leigh's Builders Yard, Edenbridge	Employment (vacant builders yard)	Residential
Station Approach, Edenbridge	Employment (builders merchants)	Mixed use – employment and residential
GSK, Leigh	'Major Developed Site' (Vacant employment site)	Residential with limited retained employment
Warren Court Farm, Halstead	Employment (offices and workshops)	Residential (including Green Belt amendment)
Land rear of Premier Inn, Swanley	Allocated for Residential	Employment site
Broom Hill, Swanley	Allocated for Employment and open space	Employment, open space and residential
United House, Swanley	Allocated for mixed-use– employment & residential	Residential

Development Management Policies

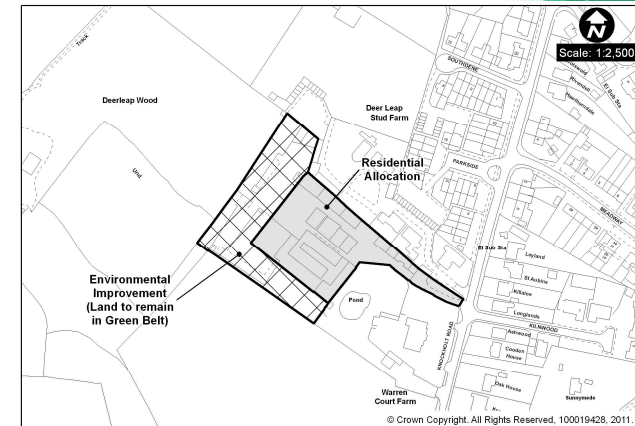
- Some policies generated a high level of comment. Several consultation sessions with stakeholders:
 - Agents Forum (13/06/11)
 - Town and Parish Council Briefing (16/06/11)
 - Green Infrastructure workshop (27/06/11)
 - Four Public Drop in Sessions (16/06/11 & 17/06/11 & 20/06/11 & 11/07/11)
 - Post-consultation Councillor Briefing (focus on green belt policies) (21/09/11)

DM – Green Belt Policies

- Green Belt policies generated the greatest level of comment and objection, and have been reviewed
- Draft policies now retain a floorspace (rather than volume) limit calculation, in conjunction with qualitative assessment of scale and bulk
- Draft policies also retain a 50% floorspace figure
- Debate whether the % figure should be removed to increase flexibility. However, % figure provides a useful level of guidance for both those submitting and assessing development proposals
- Green Belt SPD

DM – Green Belt Policies

- Various reps proposed minor amendments to Green Belt boundary. One site demonstrated ‘exceptional circumstances’
- Warren Court Farm, Halstead (currently an employment allocation) recommended residential development with amended GB boundary
- Level of built development / location adjacent to village / poor environmental quality / site is an anomaly being an allocated employment site in the greenbelt, all contribute to the exceptional circumstances



DM Policies -Main areas of revision

Limited number of new policies included in the latest draft:

- New policies H1 (Residential Development), H2 (Mixed Use Development) and GI2 (Open Spaces) list the site allocations
- New policy on Crime and Disorder (SC4)
- Residential Care Homes policy deleted. Housing allocations identify sites that are particularly suitable for housing specifically designed for older people
- New policy EMP2 relates to the employment-led mixed use development at Broom Hill and EMP3 covers non-allocated employment sites
- New policy on out of centre retail (LC6)

DM Policies -Main areas of revision

- All policies updated to reflect principles set out in the draft National Planning Policy Framework (NPPF), including presumption in favour of sustainable development
- All policies will be reviewed post-April to ensure consistency with the finalised NPPF e.g.
 - long-term protection of employment land
 - retail location policy
 - definition of Major Developed Sites in the Green Belt
 - replacement of buildings in the Green Belt

Open Space Allocations

- 38 consultation responses (Sept-Nov 2011)
- Several additional sites requested to be designated as protected open space.
- Small number of sites were proposed as being suitable for release
- Draft NPPF supports the idea of 'Local Green Space', designated by local communities. Where appropriate, SDC will support parishes in designating Local Green Space via Neighbourhood Planning

Next Steps

- ADM DPD has been produced but awaiting finalisation of the NPPF (in April) before publishing the document for pre-submission consultation
- SDC working with site owners to finalise a small number of allocations (Swanley town centre / Blighs meadow)
- Document will be reported to committee in July, with pre-submission publication in September/October. The document will then be subject to independent examination to confirm the soundness of the plan.

Forward Programme

Date	Stage
April / May 2012	Supplementary consultation on new/amended sites
April 2012	National Planning Policy Framework Publication
June / July 2012	Committee / Cabinet sign-off of pre-submission plan
September / October 2012	Pre-submission publication consultation
January 2013	Submission
May 2013	Independent Hearing - 'Examination'
August 2013	Inspectors Report
October 2013	Adoption

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