

**LOCAL PLAN - RESULTS OF THE DRAFT LOCAL PLAN CONSULTATION,  
AGREEMENT TO PUBLISH THE REGULATION 19 PROPOSED SUBMISSION VERSION  
AND NEXT STEPS**

**Cabinet - 6 December 2018**

Report of	Chief Planning Officer
Status	For comment / consideration
Also Consider by	Planning Advisory Committee - 22 November 2018 Council - 26 February 2019
Key Decision	Part key

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**Executive Summary:** This report provides a summary of the outcome of the draft Local Plan consultation, which was undertaken for an eight-week period from Monday 16 July to Monday 10 September 2018. It sets out the key content of the Regulation 19 Proposed Submission version of the Plan and the process for taking this forward to examination.

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**This report supports the Key Aim of:** Protecting the Green Belt and Supporting and developing the local economy

**Portfolio Holder** Cllr. Robert Piper

**Contact Officers** James Gleave/Hannah Gooden Ext. 7134

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**Recommendation:** That Planning Advisory Committee notes the report and agrees to recommend to Cabinet the recommendations below.

**Recommendation to Cabinet:** That Cabinet

- a) agrees that the following be issued for public consultation
    - i) the Regulation 19 Proposed Submission version of the Local Plan (as detailed within Appendices 5 and 6 to this report);
    - ii) the additional strategic greenbelt greenfield sites received during Draft Local Plan consultation (as detailed within Appendix 4 to this report);  
and
    - iii) the associated Supplementary Planning Documents (as detailed within Appendix 7 to this report)
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- b) delegates authority to the Chief Planning Officer following consultation with the Planning Portfolio Holder to finalise any non-policy text changes required in the Draft Local Plan prior to Regulation 19 public consultation; and
  - c) recommends that Full Council agrees to the submission of the Regulation 19 version of the Local Plan for examination.

**Recommendation to Council:** That Council agrees to the submission of the Regulation 19 Proposed Submission version of the Local Plan for examination.

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**Reason for recommendation:** To enable the progression of the Local Plan.

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## **1 Purpose of the report**

- 1.1 As a reminder, the new Local Plan will replace the Core Strategy and the Allocations and Development Management Plan (ADMP). It will be used to determine planning applications, as well as setting out the strategic land allocations which will help to meet the needs of the District over the plan period, up to 2035. The Local Plan is based on local evidence and will be examined in public by an independent Inspector, most likely in Spring 2019. The primary purpose of the examination is to determine that the plan meets the tests of soundness.
- 1.2 The consultation draft Local Plan was presented to PAC on 19 June 2018 and agreed by Cabinet on 12 July 2018. The document was issued for public consultation for an eight-week period on 16 July to the 10 September 2018. The results of the consultation process are summarised below, however the Council received in excess of 8,500 comments from 6,000 representors. The majority of these comments related to the proposed exceptional circumstances greenfield sites for housing. The vast majority of representors were objecting to these proposals.
- 1.3 This report provides information on the consultation process, the latest evidence base and how this has influenced the content of the next stage of the Local Plan, which is referred to as the Regulation 19 Proposed Submission version. It sets out the key proposed changes to the draft Local Plan, why these have been made and the next steps in the consultation process. Approval of these recommendations will allow the Local Plan to progress to the next stage in the process.

## **2 What is the Regulation 19 version of the Local Plan?**

- 2.1 The Regulation 19 version is the next stage in the production of the Local Plan and is referred to as the 'Publication' stage in the Town and Country Planning (Local Planning) (England) Regulations 2012. The regulations set out the particular requirements that the Council is required to meet when the plan is published. These include the production of a statement setting out

how to make comments (referred to as a Statement of Representations Procedure), ensuring the document is available for inspection and that it is sent to statutory consultees.

- 2.2 The Regulation 19 version of the plan is published by the Council on the basis that it is sound, legally compliant and has been prepared in accordance with the duty to co-operate. It is the final version published before the Plan is submitted for examination and consultation responses are sent directly to the Inspector. The regulations provide limited scope for the Council to make further changes to the document itself as a result of these responses, prior to examination.

### **3 The Draft Local Plan (July 2018)**

- 3.1 The draft Local Plan was issued for consultation in July 2018, in accordance with the Cabinet recommendation. The document contained a strategic vision for Sevenoaks District, policies to be used in the determination of planning applications and specific sites to meet identified needs, particularly those related to housing. In addition to sources such as outstanding planning applications, windfall sites and brownfield sites in the Green Belt, the Plan also included twelve Greenfield sites in the Green Belt, which had been submitted as part of the 'call for sites' process. These are referred to in the draft Local Plan as Exceptional Circumstances Greenfield sites
- 3.2 The Exceptional Circumstances Greenfield sites were included in the Plan on the basis that they had the potential to meet the Council's identified housing requirement and deliver infrastructure to help meet an existing need. However, officers did not make a judgement as to their suitability for release from the Green Belt beyond this and sought views on the inclusion of the sites in the Plan as part of the consultation process. The outcome of the consultation is set out below.

### **4 The Regulation 18 consultation: Summer of 2018**

- 4.1 The results of the Regulation 18 draft Local Plan consultation are set out in the consultation statement attached at Appendix 1 of this report. The process can be summarised as follows:
- An 'In Shape' publication setting out the purpose and content of the Plan and how to make comments was sent to all households. A special pull out section on the Local Plan was included as part of this.
  - There was an extensive targeted social media presence and focused engagement with 'hard to reach' groups, such as young people, commuters and gypsies and travellers.
  - Nine public drop-in events were held, a developers' forum, a town/parish council forum and a number of stakeholder workshops. An interactive map was developed, to allow comments to be made directly on sites.
- 4.2 The Council received in the region of 8,500 comments on the draft Local Plan from approximately 6,000 organisations and individuals. Approximately

7,500 of the comments were on sites and 1,000 related to development management policies. The bulk of these related to housing and the Exceptional Circumstances Greenfield Sites described above. In comparison, little comment was made on the draft policies such as retail, employment, health and wellbeing, and the environment.

4.3 The top 5 ‘commented on’ sites were:

- MX52 and MX53 (Corinthians and Banckside, Hartley) - 1,721 comments
- MX41 (Broke Hill) - 1,253 comments
- MX54a&b - (Land at Beechenlea Lane) - 1,167 comments
- MX48 (Pedham Place) - 479 comments
- HO371-374 (Which Way Westerham) - 405 comments

4.4 Going forwards, and as part of the preparation of the ‘Regulation 19’ Proposed Submission version, Officers have taken account of the consultation responses received and the provisions of national planning policy and guidance, which are set out in the following paragraphs.

## **5 National planning policy and housing need**

5.1 The Local Plan has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the key provisions of the Government’s National Planning Policy Framework (NPPF), published in July 2018. These documents set out the key procedural requirements and guidance on Plan making. In order to be found sound at examination, the Council will need to demonstrate that the key provisions of these documents have been met.

### Housing need and the Green Belt

5.2 The key aspects of the NPPF which are particularly relevant to the Local Plan are the guidance on strategic policies and the advice related to the protection of the Green Belt. In relation to the preparation of the Local Plan, paragraph 23 of the NPPF states that strategic policies should provide a clear strategy for bringing sufficient land forward, at a sufficient rate, to address objectively assessed need, in line with the presumption in favour of sustainable development.

5.3 In addition to the requirement to meet assessed need, the NPPF continues to place considerable emphasis on the protection of Green Belt land. Paragraph 136 notes that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the updating of plans. Before amending the Green Belt, the Council will be required to demonstrate that all reasonable alternatives have been fully investigated. This includes making best use of brownfield land, optimising density and discussions with neighbouring areas.

### Housing supply

- 5.4 The NPPF notes that planning authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
- a) specific, deliverable sites for years one to five of the plan period; and
  - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 5.5 It should be noted that government planning guidance indicates that Local Plans should be reviewed every 5 years. It is likely that a review of the Plan will commence by 2020.

### Housing need calculation and new population projections

- 5.6 The Office for National Statistics (ONS) published a revised set of household projections in September 2018. When applied to the standard methodology, this data resulted in housing targets which were lower than those set out in previous guidance. The Government responded swiftly, restating its commitment to build 300,000 units per year and noting that a revised method for calculating housing need would be published by the end of the year. Revised guidance was published in at the end of October 2018, in the form of the Technical Consultation on Updates to National Planning Policy and Guidance.
- 5.7 The Technical Consultation document confirms that local authorities should continue to use the 2014 projections. As such, the current housing need of 698 homes per year, plus a 20% increase (or buffer) for the first 5 years remains. Rolled forward, the Council's housing need for the entire plan period is 13,960 units, plus the addition of a 20% 'buffer' for the first five years.

## **6 What are exceptional circumstances?**

- 6.1 The Council's housing need cannot be accommodated within 7% of the district that is identified as 'built up areas' and officers have therefore investigated the release of Green Belt sites to respond to NPPF requirements. Information provided as part of the peer review process outlined in section 7 below, confirms that provided all reasonable options have been explored it is justifiable to claim that a review of Green Belt boundaries is the only remaining reasonable option.
- 6.2 The NPPF does not provide a general definition of what constitutes the exceptional circumstances to justify the release of Green Belt as they will

vary according to locally specific needs and circumstances. It should be noted that it is necessary to demonstrate exceptional circumstances to justify the release of Green Belt land, regardless of whether or not it has previously been developed.

6.3 Officers have identified the following considerations as being relevant in the determination of exceptional circumstances:

- The extent to which land meets the purposes of inclusion in the Green Belt: The 5 key tests outlined in the NPPF include preventing coalescence and safeguarding the Countryside from encroachment;
- Whether the release of land will result in the delivery of infrastructure to meet an existing evidenced based need; and
- The overall sustainability of the proposals, as assessed by the Sustainability Appraisal of the Local Plan.

## 7 Peer review process

7.1 Officers have commenced a three stage 'peer review' process of the emerging plan, to ensure it meets the tests of legal compliance and soundness prior to being submitted for examination. The organisations and individuals involved in this process are as follows:

- **Intelligent Plans (IPe):** This is an organisation of former planning inspectors which offers help and advice to local authorities on specific matters related to the preparation of Local Plans and the procedural aspects of the examination. A representative from IPe attended a meeting with Council officers on 1<sup>st</sup> November 2018. The visit was useful in clarifying the approach taken to Green Belt release in other local authority areas. Notwithstanding the need to provide some further supporting evidence and clarification on matters outlined in section 13 of this report, the process provided confidence that the Council's approach to the production of the plan was broadly sound.
- **The Planning Inspectorate (PINS):** Prior to the submission of Local Plans for examination, the Planning Inspectorate offers an 'Advisory Visit' to review the documents to highlight any areas of potential difficulty. This rigorous pre-examination assessment provides a good indicator of the key issues that are likely to be raised during the examination hearings. It will be necessary for the advisory visit to take place in early 2019.
- **Legal advice:** Such advice will help to identify any issues related to compliance with planning legislation, such as the duty to co-operate, procedural aspects of the plan preparation and the interpretation of the exceptional circumstances test.

7.2 In combination, these three peer review processes will provide a high degree of certainty of how the plan will perform during the examination hearing sessions.

## 8 Key content of the Regulation 19 Proposed Submission version of the Local Plan

### Exceptional circumstances - greenfield sites

- 8.1 As noted in paragraph 4.2 of this report, approximately 7,500 of the 8,500 consultation responses received related to the proposed development sites. A large proportion of these commented on the Exceptional Circumstances Greenfield Sites, identified on page 33 of the draft Local Plan. Maps of these sites are attached as Appendix 2. Officers have undertaken a further assessment of the exceptional circumstances for these sites and whether the sites could be categorised as deliverable, developable or a broad location, in accordance with the definitions identified in paragraph 5.4. The sites have also been subject to a peer review process by Intelligent Plans.
- 8.2 The twelve sites included in the consultation draft version of the Local Plan have been assessed against these considerations, based on the conclusions of the Council’s Green Belt Assessment, Sustainability Appraisal and other material considerations. In addition, the infrastructure offer has been discussed with infrastructure providers to determine if the proposals meet an existing need. Consideration has been given to the results of the draft Local Plan consultation process. The full outcome of the site appraisal process is set out in Appendix 3 of this report and is summarised in Table A below:

**Table A: Exceptional Circumstances Greenfield Sites in the Green Belt to be included in the Regulation 19 Proposed Submission version:**

Site	Reason for inclusion	Phasing
HO189 and HO223: Edenbridge: Four Elms Road 350 Units	Weakly performing Green Belt, on the edge of a main settlement.  Discussions with the CCG and KCC indicate the proposed health centre and school are needed to meet an existing need.	Years 1-5 and 6-10  Discussions with the developer indicate a proportion of the units could be delivered in the first 5 years of the plan. The remainder are expected to come forward in years 6-10.
MX43: Sevenoaks Quarry 600 units	Weakly performing Green Belt. Previously developed land. Site is located on the edge of Sevenoaks and is considered to be in a suitable location for residential development.  Some extraction is still taking place on the site. Discussions with Infrastructure providers indicate that the infrastructure offer will benefit local community.	Phase 1: years 6-10 and phase 2: 11-15, subject to confirmation of mineral extraction programme.  The Council is satisfied that the site is in a suitable location for housing and there is a reasonable prospect that it will become available. As such, it is considered

		'developable'
MX50 and H070: Dunton Green, Land East of London Road 240 units	Weakly performing Green Belt. Sports and recreation offer and improvements to local primary school have been supported by infrastructure providers.	Years 6-10, subject to discussions with the site owner.  The Council is satisfied that the site is in a suitable location for housing and there is a reasonable prospect that it will be available. As such, it is considered 'developable'

**Table B: Site identified as a 'Broad Location' for Growth**

Pedham Place: Swanley/ Farningham/Eynsford 2,500 units	Strongly performing Green Belt. Site has the potential to deliver a comprehensive infrastructure offer that could assist in the regeneration of Swanley. Whilst the proposals have the potential to perform well against sustainability objectives, further information is required on matters such as the transportation strategy, the nature and proposed quantum of commercial/retail development, how the proposals relate to the existing developed area of Swanley and a landscape and visual impact assessment.	Year 11 to the end of the Plan period.  Taking these factors into account, it is considered that land to the east of Swanley and the M25 should be identified as a 'broad location' for growth. Further consideration will be given to the release of the site from the Green Belt when the Plan is next reviewed in 2020/2025.
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**8.3 Officers are recommending that the following sites are not included in the Regulation 19 Proposed Submission version of the Plan:**

- Edenbridge:
  - Land west of Romani Way and Hever Road: employment need can be met on other more suitable sites and it has not been demonstrated that the housing element of the proposal outweighs the harm to weakly performing Green Belt. infrastructure proposals are not supported by the relevant providers.
  - Land at Breezehurst Farm: infrastructure proposals are not supported by the relevant providers.
  - Land at Crouch House Road: infrastructure proposals are not supported by the relevant provider.
- Westerham: Land north and east of Westerham (Which Way Westerham): infrastructure proposals are not supported by the relevant providers and

it has not been demonstrated that the benefits of the development outweigh the harm to the Green Belt and the AONB.

- Swanley: Land between Beechenlea Lane and Highlands Hill: infrastructure proposals are not supported by the relevant providers and the scheme would have an unacceptable impact on the highway network.
- Halstead/Pratts Bottom: Broke Hill Golf Course: infrastructure proposals do not outweigh the harm to strongly performing Green Belt.
- Fawkham/Hartley: Corinthians Golf Club and land at Banckside: infrastructure proposals are not supported by the relevant providers and the scheme would have an unacceptable impact on the highway network.
- Chipstead: Land west of Chevening Road: infrastructure proposals are not supported by the relevant users and providers.

#### Other housing and mixed use allocations

- 8.4 Officers have undertaken a further assessment of all non Greenfield Greenbelt sites to be included in the Plan. The results of this process are included in the Site Appraisals contained at **Appendix 3** of this report and included in Policy ST2 in Appendix 5. It should be noted that sites will be removed from the Green Belt, regardless of whether or not they have been previously developed.

#### Proposed allocations received during the course of the Regulation 18 consultation

- 8.5 The Council received a number of additional proposed Greenfield Green Belt housing allocations in response to the Regulation 18 consultation process. Following assessment, those that are considered as being potentially suitable for inclusion will be consulted on alongside, rather than as part of the Regulation 19 Proposed Submission version of the Local Plan. Details of the sites can be found in Appendix 4:
- Land south of Redhill Road, New Ash Green
  - Land between Hartfield Road and Hever Road, Edenbridge
  - Land west of Childsbridge Lane and south of the recreation ground, Kemsing
  - Land north and south of Kemsing station.
- 8.6 It should be noted that any additions to the Regulation 19 version may need to be subject to additional targeted consultation, prior to the examination hearing sessions. Should the need arise, advice on the approval process will be sought from the Council's Democratic Services team. This matter will also be discussed with the Planning Inspectorate and form part of the legal assessment prior to submission.

### Development Management Policies

- 8.7 In addition to comments on sites and the strategy, a further 1,000 comments were made on the development management policies in the Plan. The three most commented-on policies were:
- Policy 15 - Design principles
  - Policy 4 - Development in the Green Belt
  - Policy 7 - Transport and infrastructure.
- 8.8 Overall the Development Management policies were received very well, particularly by our statutory consultees and stakeholders including the Environment Agency, Natural England, Environmental Health, Highways England and KCC Highways. We also received detailed comments from our duty to cooperate partners.
- 8.9 The policies have been amended to reflect the comments made, particularly in response to any specific requirements identified by the statutory consultees. But ultimately these changes amount to minor amendments only, and it is proposed to carry forward the policies, as amended, into the next version of the Local Plan. The proposed development management policies are set out in Appendix 5 of this document. The associated maps are attached as Appendix 6.

### Other land allocations

- 8.10 The Local Plan also allocates land for additional permanent *Gypsy and Traveller pitches*. Sites for 40 additional pitches have been set out in the “Provision for the Gypsy and Traveller Community” policy to fully meet the District’s need.
- 8.11 Following the comments received on the proposed *employment land allocations*, the District’s need will be met through the retention of existing employment sites and the allocation of three new sites. This is set out in “Policy EMP1 Supporting a Vibrant and Balanced Economy” policy.
- 8.12 The district’s *towns and local centres* will continue to be protected and there are no significant changes to the policy or the proposed boundary amendments since the draft Local Plan consultation.

## **9 Other local authority examples**

- 9.1 The following examples provide useful context of how the issue of housing need and Green Belt release is being considered in other local authority areas, both in and around London. These details should be carefully considered on the basis that every authority is different and the approach to plan making should be guided by local evidence and circumstances:

### Tandridge

- 9.2 It is understood that Tandridge has a housing need of 9,400 units and is seeking to deliver 6,056 units (64%) over the Plan period. At present, with the proposed Exceptional Circumstance Greenfield Sites, Sevenoaks will meet approximately 70% of its housing need over the 20 year period of the Local Plan.

#### Elmbridge

- 9.3 In order to justify Green Belt release, local authorities are required to demonstrate that all non-Green Belt opportunities have been fully investigated. Elmbridge has therefore commissioned an ‘urban capacity study’, which involves a full survey of all built up areas to identify opportunities for new homes. A study to identify opportunities for higher density development has also been commissioned.

#### Slough/South Bucks

- 9.4 Slough Borough is small authority to the west of London and has already built on most of its Green Belt land to meet housing need. As part of the issues and options consultation for its new Local Plan, the Council proposed a new settlement in the adjoining district of South Bucks to meet its housing need. The settlement is proposed on Green Belt land and is subject to considerable local opposition.

#### East Herts District

- 9.5 Located to the north/north west of London, East Herts Council adopted its Local Plan in October 2018. The Council proposes to meet its housing need of approximately 18,500 units in full. This involves the development of a 3,000 unit ‘Garden Village’ to the north of Harlow. Despite significant local opposition, the plan was found sound.

#### London Borough of Redbridge

- 9.6 The current London Plan opposes the release of Green Belt land to meet housing need. Instead, policies set targets for the development of ‘small sites’ under 0.25 hectares. Targets are based on an assumption that 1% of all residential units within 800 metres of a transport node could come forward for development or conversion. These numbers are high and for some boroughs, represent 50% of the total housing target. The approach has attracted significant objection, on the basis that it has the potential to fundamentally change the character of suburban areas.
- 9.7 Many outer London authorities are concerned with the small sites approach. LB Redbridge has recently adopted its Local Plan and proposes to release Green Belt sites to meet its substantial housing need. The exceptional circumstances tests applied in this case are similar to those outlined in paragraph 6.3 above and relate to:
- Whether the site is located in the Green Belt,
  - The infrastructure offer associated with Green Belt release and whether this meets an existing need; and

- The overall sustainability of the areas of Green Belt release.

9.8 The above examples indicate the tension between the policy objectives of meeting housing need and protecting the Green Belt land. Proposals which involve Green Belt release and the associated exceptional circumstances continue to be subject to considerable scrutiny by planning inspectors. However, the alternative to Green Belt release as a means of meeting housing needs, such as high density and small site development, can result in significant adverse impacts.

## 10 Soundness and compliance

10.1 Once submitted for examination, the plan will be assessed by the Inspector in terms of whether it is legally compliant and meets the following tests of 'soundness' as set out in the NPPF. Plans are sound if they are:

- Positively prepared - providing a strategy which, as a minimum, seeks to meet the areas objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective - deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- Consistent with national policy - enabling the delivery of sustainable development in accordance with the policies in this Framework.

10.2 Consultees will be asked to comment specifically on whether the Plan meets these tests at Regulation 19 consultation stage. Very few Local Plans are adopted without some modifications by the inspector to ensure that the tests of soundness are met. From the advice received, officers are confident that the Plan, as drafted, is sound. Further guidance on the Regulation 19 consultation process will be provided nearer the time.

## 11 The current position: need vs supply

11.1 The content of this report indicates that the Council has an annual capped housing need figure of 698 units. Rolled forward over the 20 year period of the Plan and using the standardised methodology, the Council's housing need of 13,960 units, plus the addition of a 20% buffer for the first five years. As part of the production of the Regulation 19 document, officers will need to provide evidence of the expected supply in years 1-5 and 6 - 10 of the Plan.

11.2 Government Guidance has been followed to ensure that all brownfield opportunities have been fully investigated. Officers are therefore content

that there are exceptional circumstances for releasing the Green Belt sites identified in this report. It has not been demonstrated that exceptional circumstances exist for other sites and as such, officers are of the view that the Council is justified in not fully meeting its assessed need for housing.

- 11.3 Government planning guidance notes that the Regulation 19 version of the plan should be a document that the Council considers to be sound and legally compliant. However, it is likely that sites and policies will continue to evolve as a result of consultation responses submitted at the Regulation 19 stage. Further changes are likely to occur during the course of the examination process.

## **12 Supplementary Planning Documents (SPDs)**

- 12.1 It should be noted that the Council is also proposing to consult on the following three SPDs alongside the Local Plan:

- Affordable Housing SPD
- Development in the Green Belt SPD
- Design Review Panel SPD

## **13 Key Actions and next steps**

- 13.1 The following issues will need to be addressed prior to the submission of the plan for examination:

### Assessment of Density and Phasing

- 13.2 The peer review process has indicated that a specific 'Issues Paper' should be prepared to demonstrate that the Council is proposing an 'optimum' approach to development density. As noted above, demonstrating a five year supply of sites that meet the definition of 'deliverable' as set out in the NPPF for years 1-5 of the plan and a supply of 'developable' sites for years' 6-10 will be a key focus of the examination process.

### Evidence that all non-Green Belt options have been fully explored

- 13.3 The Council's call for sites process has been open since 2015 and evidence has been prepared in accordance with Government guidelines to ensure that all previously developed sites have been investigated. The information on how officers have investigated capacity in built up areas is currently contained in a number of evidence base documents. As noted above, this will be compiled into a single report to clarify that all non-Green Belt options have been proactively investigated.

### Production of a Key Diagram

- 13.4 The NPPF states that broad locations for development should be identified on a Key Diagram and land use designations on a Policies Map. These aspects of the plan are graphical representations of the development strategy and will be prepared as part of the Regulation 19 consultation document.

### Further Peer review

- 13.5 Following the visit from IPe, officers will undertake a further 'peer review' process, in the form of a PINS Advisory visit. Counsel will be instructed for on-going support throughout the examination process.
- 13.6 The next steps in the production of the Local Plan are as follows:
- Planning Advisory Committee: 22 November 2018
  - Cabinet: 06 December 2018
  - Pre-submission publication (Public consultation) - December 2018/ January 2019
  - Full Council 26 February 2019
  - Submission & Examination - Spring/Summer 2019
  - Adoption - by the end of 2019.
- 13.7 The information contained in this report will be considered by Cabinet on 6 December 2018. If this is approved, the Regulation 19 version of the Plan will be published for a 6 week period of public consultation at the end of this year. All responses to the Regulation 19 consultation will be submitted to the Secretary of State alongside the Local Plan and evidence base in spring 2019.

### **Other options Considered and/or rejected**

The option not to progress a new Local Plan would leave the Council open to reputational damage and likely Government intervention to produce a Local Plan for the District Council.

### **Key Implications**

#### Financial

Production of the Local Plan will be funded from the Local Plan 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 have been analysed via an Equalities Impact Assessment (EqIA) attached as Appendix 8.

**Conclusion**

This report provides a summary of the outcome of the draft Local Plan consultation, which was undertaken for an eight-week period from Monday 16 July to Monday 10 September 2018. It sets out the key content of the Regulation 19 Proposed Submission version of the Plan and the process for taking this forward to examination. It is recommended that the Plan progresses to publication and submission for examination.

**Appendices** are not attached to the paper copy of the agenda but are available on the website and have been amended in line with the amendments made prior to the Planning Advisory Committee on 22 November 2018.

- Appendix 1** - Local Plan Consultation Statement
- Appendix 2** - Strategic Allocations Map & Greenfield Green Belt Site Allocation Maps
- Appendix 3** - Site Appraisals
- Appendix 4** - Additional strategic green belt greenfield sites received during Draft Local Plan consultation
- Appendix 5** - Local Plan Site Allocations and Development Management Policies
- Appendix 6** - Development Management Policy maps
- Appendix 7** - Draft Supplementary Planning Documents for Consultation
- Appendix 8** - Equalities Impact Assessment (EqIA)

<https://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=326&Mid=2316&Ver=4&J=2>

**Background papers**

- [PAC key progress reports:](https://cds.sevenoaks.gov.uk/ieListMeetings.aspx?CId=326&Year=0&J=1)  
<https://cds.sevenoaks.gov.uk/ieListMeetings.aspx?CId=326&Year=0&J=1>
- |               |                               |
|---------------|-------------------------------|
| 22 June 2017  | Local Plan - for consultation |
| 23 Nov 2017   | Consultation update           |
| 14 March 2018 | Local Plan Update             |
| 25 April 2018 | Local Plan Update             |
| 19 June 2018  | Draft Local Plan              |

**Richard Morris**

**Chief Planning Officer**