Allocations and Development Management DPD

LDFAG
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Planning Policy
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

• Healthy Housing Supply

<table>
<thead>
<tr>
<th>Summary of Housing Supply Components as at 1 April 2011</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions 2006 – 2011</td>
<td>1,186</td>
</tr>
<tr>
<td>Permissions (at 01.04.2011)</td>
<td>1,120</td>
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<tr>
<td>Windfall Allowance Small Sites 2022 – 2026</td>
<td>350</td>
</tr>
<tr>
<td>Proposed Housing Allocations</td>
<td>718</td>
</tr>
<tr>
<td>Proposed units from Mixed Use Allocations</td>
<td>230</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,604</strong></td>
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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

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

- Consideration of minor amendments to Green Belt boundary
- SDC considered all reps received and deemed one site demonstrated ‘exceptional circumstances’
- Warren Court Farm, Halstead (currently an employment allocation) is recommended to be reallocated for residential development with amendment of the 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 that justify an amendment
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

<table>
<thead>
<tr>
<th>Date</th>
<th>Stage</th>
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<tbody>
<tr>
<td>April / May 2012</td>
<td>Supplementary consultation on new/amended sites</td>
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<tr>
<td>April 2012</td>
<td>National Planning Policy Framework Publication</td>
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<td>June / July 2012</td>
<td>Committee / Cabinet sign-off of pre-submission plan</td>
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<td>September / October 2012</td>
<td>Pre-submission publication consultation</td>
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<td>January 2013</td>
<td>Submission</td>
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<td>May 2013</td>
<td>Independent Hearing - ‘Examination’</td>
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<td>August 2013</td>
<td>Inspectors Report</td>
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<td>October 2013</td>
<td>Adoption</td>
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