

PAC - 12 March, Portfolio Holder Update - Local Plan update

Executive Summary:

- Local Plan is considered 'sound'
- Legal representation from Tim Straker QC (4-5 Gray's Inn Square)
- Full Council on 26 March
- Submit the Plan to PINS
- Appoint a programme officer (admin resource for the Inspector)
- Examination (hearing sessions) with government-appointed planning inspector. Plans currently taking 5-6 months to reach examination once they have been submitted.
- Participation in examination at Inspector's discretion (for those who registered interest through Reg.19 consultation)
- Adoption

Regulation 19 consultation overview:

- Plan considered by PAC on 22 Nov / Cabinet 6 Dec 2018
- Reg. 19 consultation ran from 18 Dec until 3 Feb 19
- Drop-in events held 7-11 Jan in:
 - Sevenoaks
 - Swanley
 - Edenbridge
 - NAG
 - Kemsing
- Interest Groups Forum meeting and discussion (15 Jan)
- Meetings with strategic site promoters (16 Jan)
- Social media campaign / emails / posters / copies in libraries etc

Consultations:

- Main Local Plan (Reg. 19)
- Four additional GB sites – 2 x Kemsing, NAG, Edenbridge
- Three SPDS – Design Review Panel, Development in the GB, Affordable Housing
- Neighbourhood Area Designations – Badgers Mount / Halstead

What is Reg. 19?

Tests of soundness

- Positively prepared (meet needs)
- Justified (appropriate strategy)
- Effective (deliverable)
- Consistent with national policy (is sustainable)

Reg. 19 consultation results:

- Approximately 3,500 comments received (compared to 8.5K and 15K previously) – different form of consultation, more technical, related to soundness (see above)
- Approximately 1,900 respondents (individuals and organisations)
- Comments split fairly evenly between sites and policies (previously consultation responses focused heavily on sites)
- Sites with most responses:

Ref	Site	No. of comments	Key Issues
ST2-57	Fort Halstead	231	Overdevelopment, traffic concerns and contamination
ST2-60	Oasis Academy. Hextable	198	Howard Venue (dance centre) / parking provision
ST2-28	Pedham Place	130	GB release, traffic concerns and broad location for growth
ST2-67	Land south of Noahs Ark, Kemsing	72	Land ownership and road network
EMP1-28	Bartrams Farm (Vestry Estate)	56	Loss of GB and Strategic Gap

- Policies with most responses:

Ref	Policy	No. of comments	Key Issues
ST2	Housing a Mixed Use Site Allocations	942	Site specific comments on omitted sites
ST1	A Balanced Strategy For Growth in a Constrained District	297	Overdevelopment in Parcel 76 (in and around Knockholt, Halstead and Badgers Mount)
T1	Transport and Infrastructure	35	Issues on public transport and road infrastructure
EMP1	Supporting a Vibrant and Balanced Economy	23	Site specific comments on Employment sites
H5	Housing Density	21	Density issues on specific sites

Four additional sites - consultation results

- Approximately 1,700 comments received from 1,400 respondents
- Consultation only to seek stakeholder and public comments – sites not included in the Plan
- Overview of responses:

Ref	Policy	No. of comments	Key Issues
MX61	Land south of Redhill Road, NAG	866 (51%)	Loss of GB, transport / traffic and loss of NAG village identity
MX59	Land north and south of Kemsing Station	422 (24.9%)	Loss of GB, lack of infrastructure, limited number of positive responses
MX58	Land west of Childsbridge Lane and south of the Rec, Kemsing	194 (11.4%)	Loss of GB, lack of infrastructure
MX62	Land between Hartfield Road and Hever Road, Edenbridge	215 (12.7%)	Loss of GB and road safety

Supplementary Planning Document (SPDs)

- SPDs don't set policy – just provide further explanation of policies contained within the Local Plan
- Limited response

SPD	No. of comments	Key Issues
Affordable Housing	5	<ul style="list-style-type: none"> - Specialist housing for older people (C2) - Link between LP policies and SPD
Design Review Panel	6	<ul style="list-style-type: none"> - Supporting or Objecting to SPD - Small text change suggestions
Development in the Green Belt	22	<ul style="list-style-type: none"> - Opposing any development in the Green Belt - Some site specific comments have been repeated from the Reg.19 consultation

Other potentially useful information:

Story so Far:

- Issues and Options – summer 2017 –15,000 responses (30% of households) – higher density in settlements, brownfield, EC
- Draft Local Plan – summer 2018 – 8,500 comments – mainly related to 12 strategic sites

What's in the Plan:

- Focus on housing (national focus)
- BUT also...
- Employment land, G&T pitches, town and local centres designations, open space protection
- DM policies against which future planning applications will be determined

Exceptional Circumstances:

- Extent to which land meets the purposes for inclusion in the GB (5 tests – stopping settlements merging, protecting openness of countryside, historic towns)
- Whether delivers infrastructure to meet an existing need
- The sustainability of the proposal
- 3 strategic GB sites in Plan – 2 as allocations (Sevenoaks Quarry and Four Elms Road, Edenbridge) 1 as a broad location for growth (Pedham Place nr Swanley)