

Draft Local Plan

Hannah Gooden, July 2018

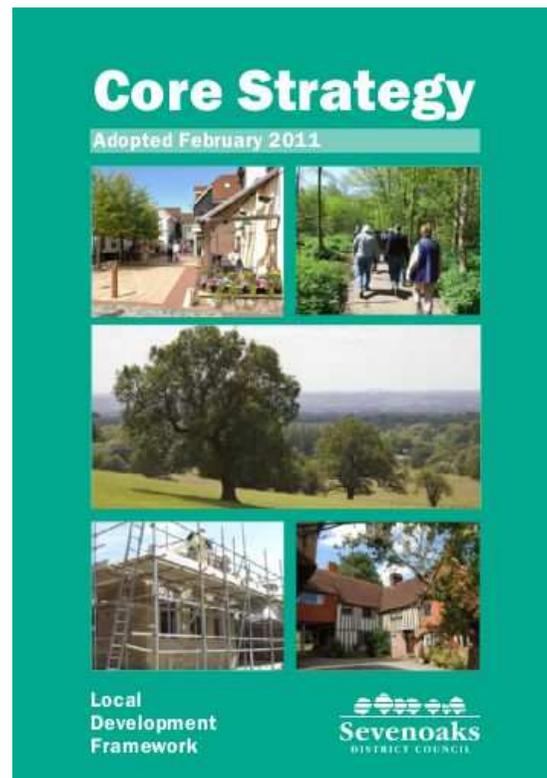
Sevenoaks District

Draft Local Plan

Consultation July 2018



What is our existing Plan?



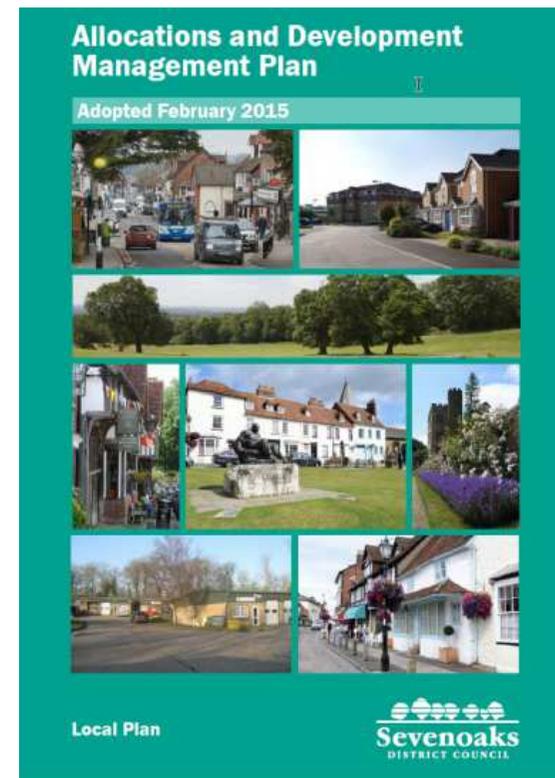
Core Strategy
Adopted February 2011

Local Development Framework

Sevenoaks
DISTRICT COUNCIL

The cover features a teal background with a grid of six photographs: a street scene with buildings, people walking on a path, a large tree in a field, a building under construction with scaffolding, and a traditional half-timbered house.

- Currently adopted Local Plan consists of a Core Strategy (2011) and Allocations and Development Management Plan (ADMP) (2015)
- Existing SDC adopted policy sets a target of 3,300 homes (2006-2026) (165 per annum)



Allocations and Development Management Plan
Adopted February 2015

Local Plan

Sevenoaks
DISTRICT COUNCIL

The cover features a teal background with a grid of eight photographs: a street scene with cars, a residential street, a large tree in a field, a building with a statue in front, a street scene with a shop, a residential street, a street scene with a shop, and a residential street.

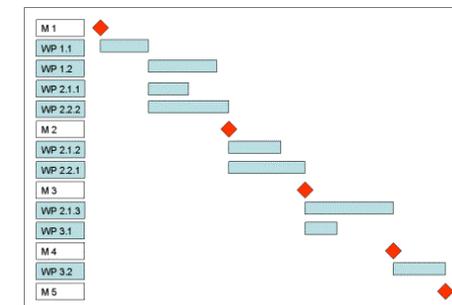
How well has the Local Plan done?

- 2,500 homes built over the last 10 years (against target of 165 pa)
- Core Strategy (2006-2026) is now ten years old
- Changes in national planning policy (NPPF)
 - Specifically process for calculating housing need



Key Milestones for the new Sevenoaks District Local Plan?

- Summer 2017 - **1st Public Consultation** on Issues and Options - Magnificent response - 15,000 surveys (30% of households)
- Summer 2018 - **2nd Public Consultation** on draft local plan - to be agreed by Cabinet on Thursday - to run for 8 weeks from 16 July - 10 September 2018
- Late 2018 - Publication (**3rd Public Consultation**) and Submission for examination by planning inspector*
- 2019 - Examination and Adoption



Issues and Options 2017

- Survey to every home in the District - 15,000 responded and overwhelmingly supported our ideas
- Views on the ‘issues’ facing the area and ‘options’ for dealing with them



You said...	We are proposing to...
Continue to protect the Green Belt which accounts for 93% of the area	Continue to protect the Green Belt and only support development in 'Exceptional Circumstances' (as set out by government) where it provides significant social and community benefits
Build new homes on brownfield land	Focus new housing in existing settlements and on brownfield land in the Green Belt
Deliver new and improved infrastructure where and when needed to support new housing, particularly new schools and medical facilities	Take advantage of the opportunities for new and improved infrastructure where needed, funded by developers. We will work with partners to ensure the timely delivery of improvements
Build new housing at higher densities in existing urban areas	Allow new homes to be built at higher densities in our existing settlements to help us to continue to protect the Green Belt

Key Evidence Base

- **Housing needs** - 13,960 to 2035 (or 698 pa) - government standardised figure (4 fold increase from Core Strategy)
- **Economic needs** - 11.6ha to 2035
 - 7.2ha for office use (B1a/b)
 - remainder for industrial, warehousing and storage
- **Retail study** - 32,100m² retail floorspace to 2035
 - 21,700m² comparison goods (non food) e.g. 80 retail units
 - 10,400m² convenience goods (food) e.g. 6 medium supermarkets



Local Plan Objectives

1. Promote **housing choice** for all
2. Promote well designed, safe places and safeguard and enhance the district's distinctive high quality **natural and built environments**
3. Support a **vibrant local economy** both urban and rural
4. Support lively communities with well performing **town and village centres** which provide a range of services, facilities and infrastructure
5. Promote **healthy living opportunities**
6. Promote a **greener future**



What is the Draft Local Plan?

- New planning policy that outlines what can be built and where and what should be protected up to 2035
- Covers employment, retail, housing, infrastructure and the environment
- Once adopted, will be used to determine planning applications
- Will replace our Core Strategy and Allocations and Development Management Plan (ADMP)
- Key issue is the ability to build new housing in an area that is 93% Green Belt



Development Strategy

- Prioritising land in existing built up areas - towns and villages
- Then considering contribution of previously developed or ‘brownfield’ land
- This would provide only half the new homes needed
- Considering green field Green Belt sites only in ‘*Exceptional Circumstances*’ -where sites are providing social and community infrastructure that meets an existing local need

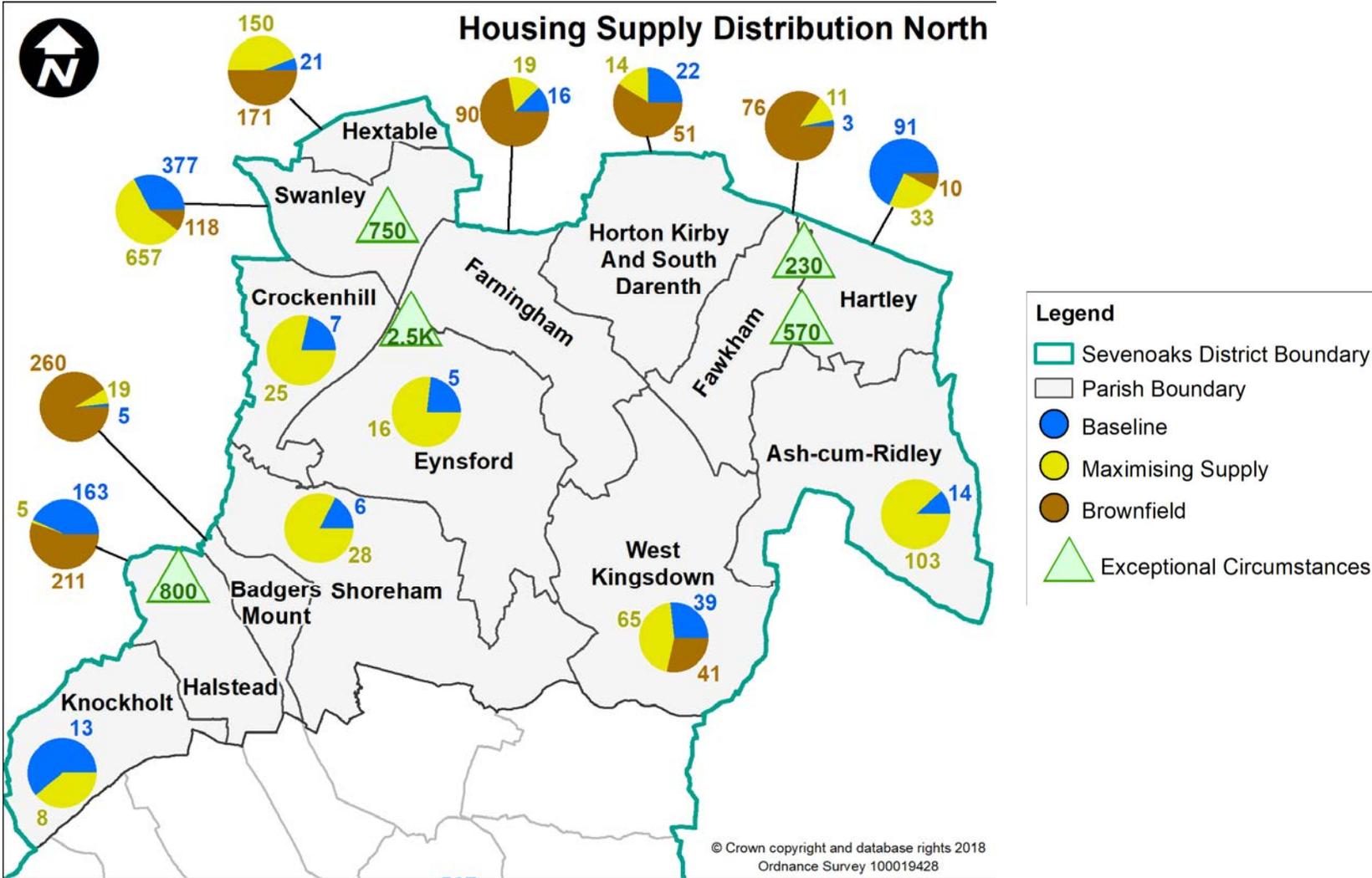


Exceptional Circumstances Sites

- 12 Green field Green Belt sites across the District under consideration
- All propose social and community infrastructure in addition to housing
- Inclusion in the consultation does not guarantee their inclusion in the final draft of the Plan - we are testing their ‘exceptional circumstances’, informed by stakeholder and community consultation



Housing Supply Distribution



Key Messages

- Despite national pressures, our draft Local Plan continues to protect 99% of our existing Green Belt and the rural nature of our District together with space for jobs, retail, leisure and open space - all essential components for the future prosperity of our District.
- Meeting development needs is a key aim of the Plan - but just as important is the need to place high value on the varied and distinctive places that make up Sevenoaks

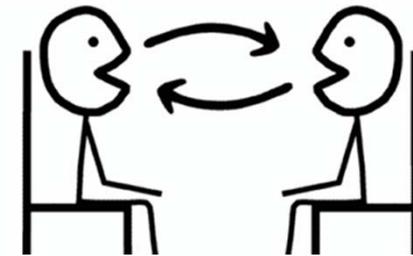


Consultation - Drop-Ins

Town	Date	Time	Location
Westerham	19 July	2pm-8pm	Westerham Town Council Offices, Russell House, Market Square, TN16 1RB
Sevenoaks	26 July	11am-3pm	Blighs Market Place, Opposite Costa Coffee, Sevenoaks, TN13 1DA
Hartley	31 July	2pm-8pm	All Saints Church Hall, Ash Road, Hartley, DA3 8EL
Edenbridge	14 August	2pm-8pm	Waitrose Edenbridge, Mont St Aignan Way, Edenbridge, TN8 5LN
Swanley	29 August	2pm-8pm	Swanley Link, London Road, Swanley, BR8 7AE
Sevenoaks	5 Sept	2pm-8pm	Sevenoaks District Council Offices, Argyle Road, Sevenoaks, TN13 1HG

Consultation

- 16 July - 10 September
- In Shape publication to all households
- Interactive map / web portal / Social media presence
- Prefer online response, but still can email or write
- Paper copies of the Plan at SDC offices, libraries across the District and will be sent to town/parish councils
- Engagement with hard to reach groups - young, commuters, gypsy and travellers
- Please encourage all to respond!



Next Steps

- Draft Local Plan consultation - Summer 2018
- Pre-submission Publication - Winter 2018
- Submission and Examination - Spring 2019
- Adoption - Autumn 2019

