

Decision Maker: DEVELOPMENT CONTROL COMMITTEE

Date: Thursday 4th April 2019

Decision Type: Non-Urgent Non-Executive Non-Key

Title: BROMLEY'S RESPONSE TO SEVENOAKS' PROPOSED SUBMISSION LOCAL PLAN

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Chief Officer: Chief Planner

Ward: (All Wards)

1. Reason for report

Sevenoaks District Council (SDC) has been consulting on its Proposed Submission Local Plan which, when adopted, will guide future development in their area. Bromley has an opportunity to comment on proposals before the Plan is submitted to the Secretary of State for independent examination. Under the "Duty to Cooperate" local planning authorities are required to identify cross-boundary issues and engage positively with their neighbours in preparing their Local Plans. This report reviews key elements of the proposed submission Local Plan for any potential adverse impacts upon Bromley. A suggested response to the consultation is attached at Appendix 1.

2. **RECOMMENDATION(S)**

That the Development Control Committee:

- a) Agree the suggested response to Sevenoaks District Council's Draft Local Plan (Regulation 19) consultation as set out in Appendix 1.**

Impact on Vulnerable Adults and Children

1. Summary of Impact:
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Corporate Policy

1. Policy Status:: [N/A](#)
 2. BBB Priority: Quality Environment:
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Financial

1. Cost of proposal: Not Applicable:
 2. Ongoing costs: Not Applicable:
 3. Budget head/performance centre: Planning
 4. Total current budget for this head: £32.4k
 5. Source of funding: Existing Revenue Budget for 2018/19
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Personnel

1. Number of staff (current and additional): 64fte
 2. If from existing staff resources, number of staff hours:
-

Legal

1. Legal Requirement: Not Applicable
 2. Call-in: Not Applicable:
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Procurement

1. Summary of Procurement Implications: None
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

Ward Councillor Views

1. Have Ward Councillors been asked for comments? Not Applicable
2. Summary of Ward Councillors comments:

3. COMMENTARY

Background

- 3.1 Sevenoaks District Council has been consulting on its Proposed Submission Local Plan which it intends to submit to the Secretary of State for independent examination. An appointed Inspector will consider whether the Sevenoaks have met their “Duty to Cooperate” and whether the Plan is legally compliant and “sound” – that is, it is justified, effective and consistent with national policy.

Bromley’s response to Sevenoaks’ previous consultation

- 3.2 Bromley responded to Sevenoaks’ Draft Local Plan Consultation with concerns about housing supply, site allocations, potential transport and Infrastructure impacts and provision for gypsies and travellers. “Broke Hill Golf Club” was proposed for release from the Green Belt and allocation for 800 homes plus infrastructure. “Land North and East of Westerham” was proposed for Green Belt release and allocation for 600 homes and employment space.

Proposed Submission Local Plan - Housing Need and Supply

- 3.3 In the Proposed Submission Local Plan, neither Broke Hill Golf Club nor Land North and East of Westerham are now being proposed for development site allocations. Sevenoaks acknowledges that, despite having explored a range of options including these sites, it is still unable to meet its housing needs in full (13,960 units). It identifies components of housing supply to deliver 10,568 units during the plan period, including the release of two Green Belt parcels at Four Elms Road and Sevenoaks Quarry (to provide 940 units in total). A second tranche of the supply is to come from “brownfield” land, i.e. existing permissions, windfall sites, sites within existing settlements and sites in the Green Belt which it considers can be delivered *without* Green Belt release. The final addition is Pedham Place, a golf course between Swanley and Farningham. The latter is not proposed for Green Belt release yet, but it is suggested it will be investigated when the plan is reviewed in five years.
- 3.4 Fort Halstead was previously granted planning permission for mixed use redevelopment in 2015. It is proposed to increase the amount of development on the site and allocate it in the Plan for a total of 750 residential units (i.e. 300 more than the 450 already permitted) and 27,000m² of employment floorspace. The Council’s highways team note that as it is not within walking distance of Knockholt Station, commuters could drive further into lower fare zones within Bromley to take advantage of lower fares. This rail heading effect could have a detrimental impact on residential areas in the Borough already under stress as a result of commuter parking.

Proposed Submission Local Plan - Gypsies and traveller provision

- 3.5 In its Draft Local Plan, Sevenoaks identified the need for a further 50 pitches to accommodate traveller needs over the plan period but Bromley raised concerns that the proposed Green Belt traveller sites were not being removed from the Green Belt but rather left to demonstrate very special circumstances in a planning application. Such an approach would have been contrary to the NPPF.
- 3.6 Since the previous consultation the needs assessment has been updated reflecting changes in circumstances, including the granting of planning permission for a number of pitches. The Proposed Submission Local Plan addresses Sevenoaks identified need through site allocations. Proposed traveller sites currently located in the Green Belt are now proposed to be removed from the Green Belt. This approach is in line with the Governments Planning Policy for Traveller Sites (PPTS) and reflects that taken by the London Borough of Bromley in the recently adopted Local Plan. The removal from the Green Belt ensures that pitch provision will not be dependent

upon the demonstration of ‘very special circumstances’, which could have undermined Sevenoaks ability to meet its own need, and led to increased pressure on neighbouring Boroughs.

4. POLICY IMPLICATIONS

4.1 The revised NPPF 2018 para 60 states that, in addition to the local housing need figure, any needs that cannot be met within neighbouring authorities should also be taken into account establishing the amount of housing to be planned for. Bromley is part of the London housing market area as defined by the London Plan and therefore neighbouring districts outside London would need to engage with the Mayor of London in order to discuss meeting any unmet need.

5. LEGAL IMPLICATIONS

5.1 The Duty to Co-Operate, created in the Localism Act 2011, places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of cross boundary matters.

<p>Non-Applicable Sections:</p>	<p>Impact on Vulnerable Adults and Children Financial Implications Personnel Implications Procurement Implications</p>
<p>Background Documents: (Access via Contact Officer)</p>	<p>Sevenoaks’ Proposed Submission Local Plan Consultation (2019) https://www.sevenoaks.gov.uk/info/20069128/new_local_plan/412/proposed_submission_version_of_the_local_plan</p> <p>Sevenoaks’ Draft Local Plan Consultation (2018) https://www.sevenoaks.gov.uk/info/20069128/new_local_plan/389/draft_local_plan_consultation</p> <p>Consideration of Bromley’s Response to Sevenoaks’ Draft Local Plan. Item 27, Development Control Committee (11 September 2018) https://cds.bromley.gov.uk/ieListDocuments.aspx?CId=133&MID=6359</p>