

Places and Policies Local Plan Submission Draft 2017

- Preferred Options Consultation Summary
- Changes Proposed
- Additional Changes
- Next Stages

Preferred Options Consultation Summary

- Consultation was undertaken from the 7th October until 19th November 2016
- Over 2,000 comments were received from 619 residents, community groups, businesses and other organisations
- Increased number of people responding from previous consultation stage (up from 234 in 2015)
- Increased number of people commenting online rather than by letter (up by +345% from 2015)
- The 'Places' section of the Plan received more comments than the 'Policies' section

Main Areas of Comment

- The main policy areas in the 'Places' section that received the most interest were:
 - Princes Parade, Hythe (nearly 500 comments)
 - The Battle of Britain Museum, Hawkinge (50 comments)
 - Greatstone Car Park (26 comments)
 - Land to the south of New Romney (21 comments)
- 17 new sites were submitted for consideration
- Each of the 'Policies' chapters received representations but the Transport section received the most overall (33)
- Local Green Spaces received support, including two new sites (one included a petition).

Changes within the submission draft

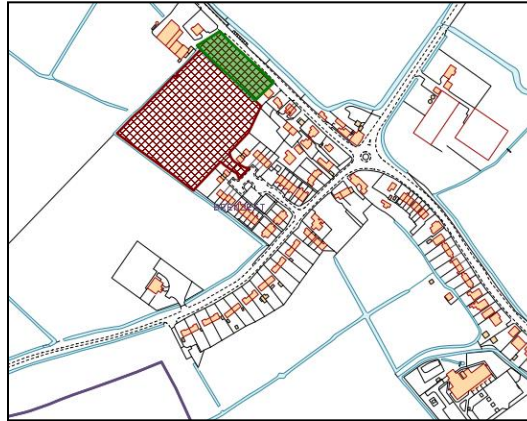
- Amended version of the Places and Policies Local Plan (Submission Draft) was considered by 19 July Cabinet
- Proposed changes cover:
 - Site allocations proposed for deletion
 - New sites proposed for allocation
 - New development management policies added, including new Chapter on Retail and Leisure
 - Reordering of policies for clarity
 - Updates to text and policies to reflect recently completed evidence and new Government proposals (e.g. Housing White Paper) since 2016 Preferred Options Local Plan

Proposed Changes – Site Allocations

- Three **new sites** are proposed at New Romney, Brenzett and Brookland.



Cherry Gardens,
New Romney



Rhee Wall Road
Brenzett



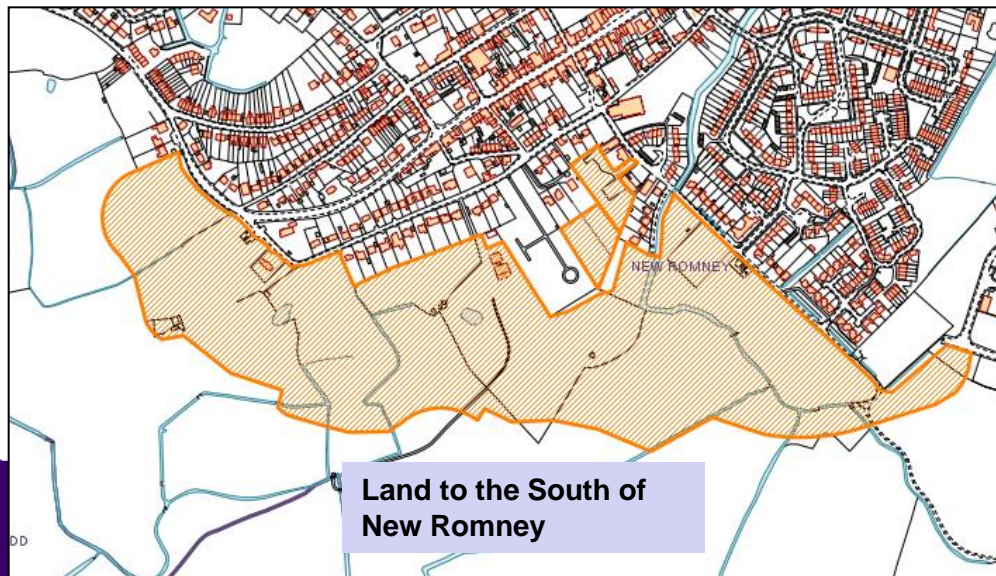
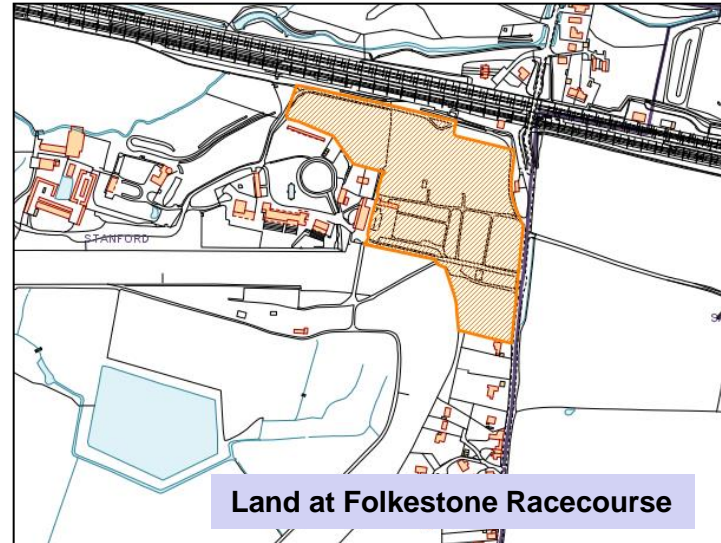
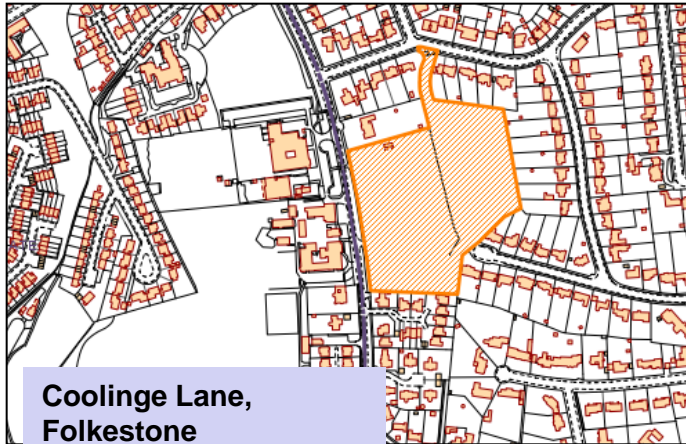
Rye Road Brookland

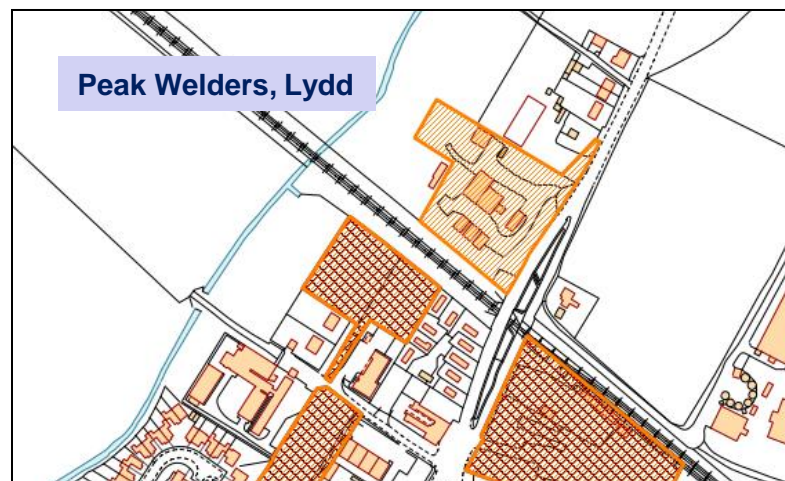
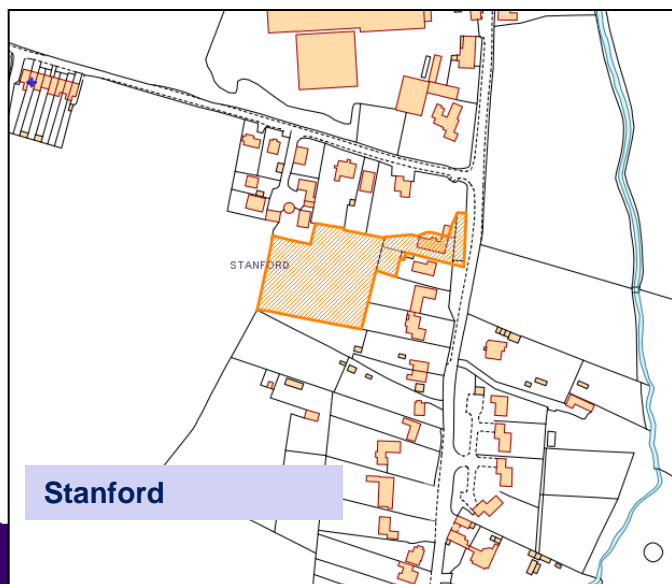
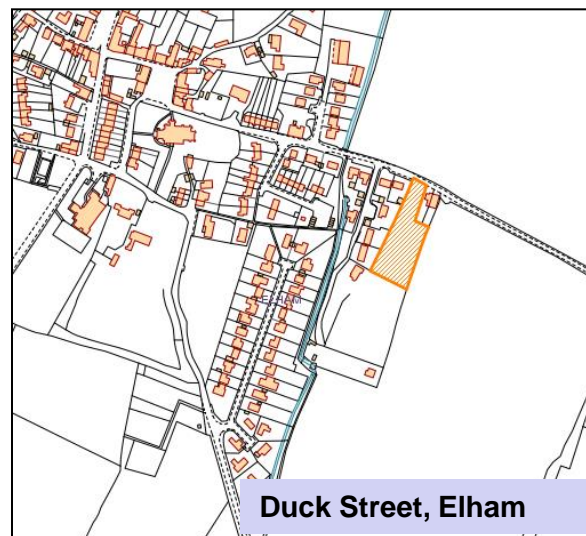
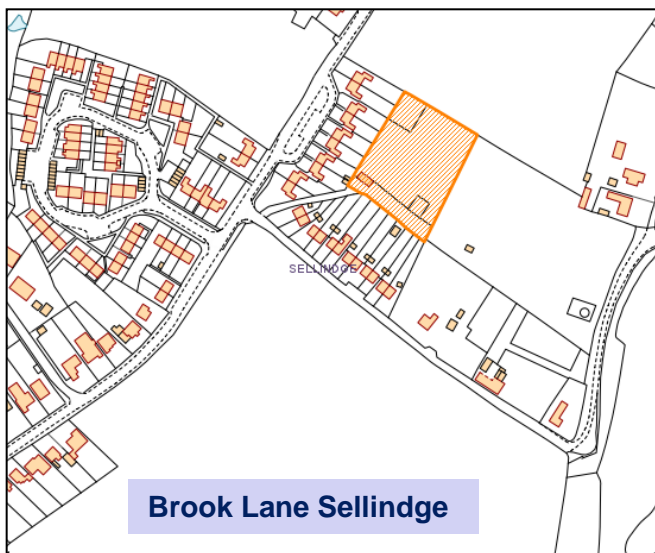
- Other proposed changes are relatively minor, for example, KCC and Southern Water suggested standard text for a number of policies.

Proposed Changes – Site Allocations

- Sites are proposed for **deletion** – resulting from issues including:
 - Uncertainty over delivery
 - Lack of adequate highways access
 - Objections to loss of playing fields, including from Sport England
 - Where development on site is advanced
- Even with deletions, the minimum development targets for the Urban Area, Romney Marsh Area and North Downs Area would still be met

- Seven sites to be deleted





Proposed Changes – Site Allocations

- Princes Parade, Hythe: Further supporting text on the justification for the scheme and further guidance on historic assets, access links and crossings
- Land adjacent to the Kent Battle of Britain Museum, Hawkinge: To enable mixed development including the expansion of the Museum
- Land adjoining The Marsh Academy, Station Road, New Romney: Provision of health facilities as part of the allocation
- Changes made to wording throughout for consistency and clarity

Proposed Changes – Development Management Policies

- New Retail and Leisure Chapter, incorporating existing and new policies.
- New policies for:
 - Development Outside Town Centres
 - District and Local Centres
 - Advertisements
 - Shopfronts

Proposed Changes – Development Management Policies

- New housing policies for:
 - Dwellings to Support a Rural-based Enterprise
 - Houses in Multiple Occupation (HMOs)
 - Annex Accommodation
- Redraft of Policy on broadband provision.
- Local Green Spaces: No policy but text to support identification through Neighbourhood Plans.

Folkestone

Hythe & Romney Marsh
Shepway District Council



Additional Proposed Changes – finalising the submission draft

- Housing Land Supply Position to finalise
- Updates relating to KCC/CCG information
- Updates relating to ongoing discussions with developers – UA2, RM5, RL11 for example
- Clarification on requirements for S106 and CIL contributions
- Diagrams to be updated

Additional Proposed Changes – finalising the submission draft

- Further changes in relation to Parking Standards – EV charging and parking survey requirements within policy T2 to be finalised
- Aspiration for more than 20% of homes to meet former lifetime home standards (CS policy requirement)
- Finalising climate change policy requirement to meet legislation within Deregulation Act 2015
- Other minor amendments to Policy Text

Additional Proposed Changes – finalising the submission draft

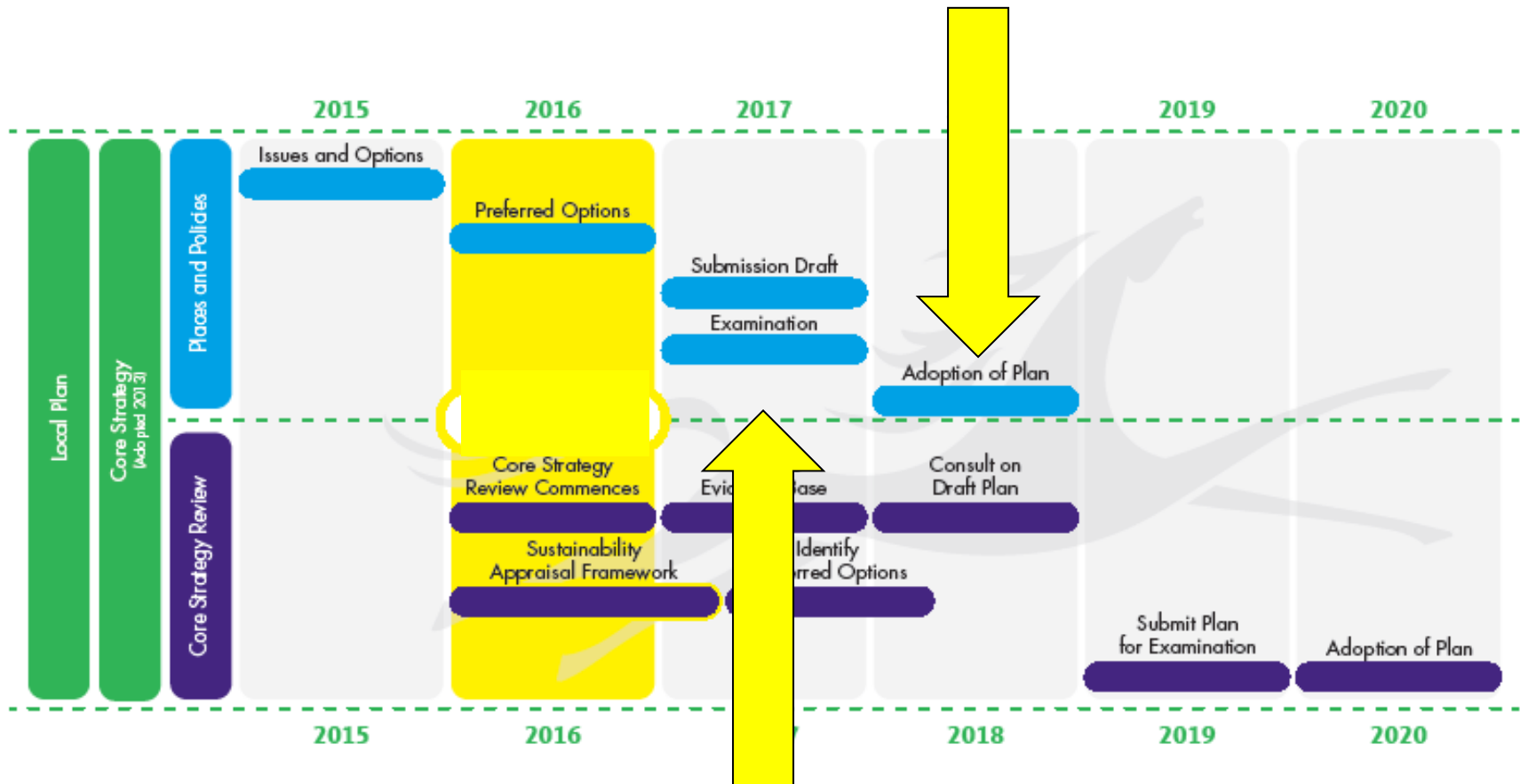
- Policies Map changes to reflect plan
- Final discussions with Highways England
- Sustainability Appraisal work
- Habitat Regulations Assessment and recent Case Law
- Monitoring chapter
- Evidence Base

Next Stages

- Cabinet recommendation for delegated authority to Head of Planning and Portfolio holder to finalise the submission plan and incorporate broad changes discussed agreed 19 July 2017
- Regulation 19 consultation for six weeks – formal consultation stage covering legal compliance and ‘tests of soundness’
- Following consultation – submission of the Plan, together with all representations and supporting documents, to the Secretary of State (Planning Inspectorate or PINS)
- PINS organise an Examination in Public (usually around 10 weeks after submission)

Places and Policies Local Plan: Preferred Options Development Plan Timeline

Final stages – Inspector's Report,
Main Modification and Adoption



Current stage – Submission
then Examination