

Core Strategy Local Plan Review

Presentation to Overview & Scrutiny Committee

16th January 2018

Core Strategy Local Plan Review

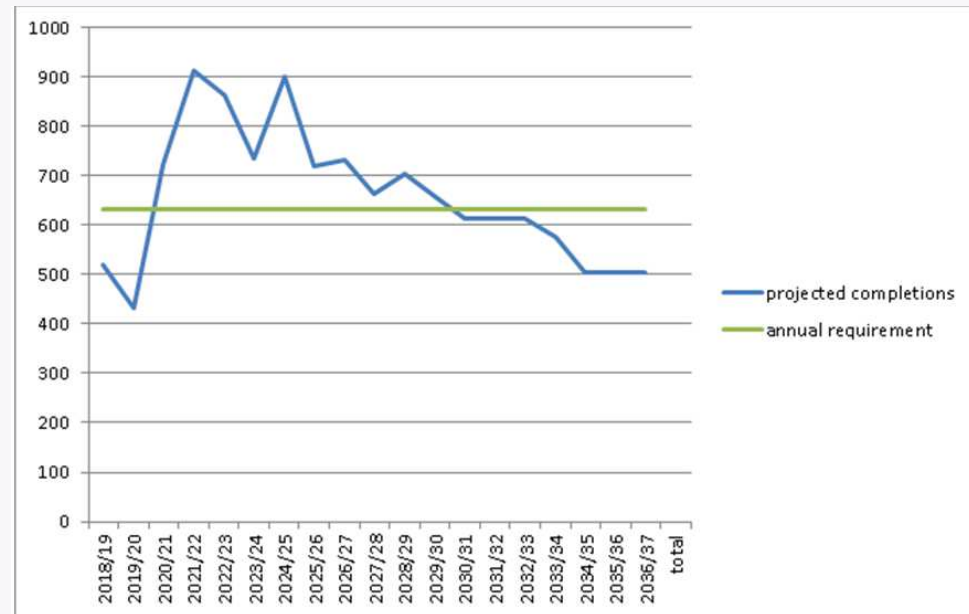
Report to Cabinet on 17th January 2018 sets out:-

- Draft Regulation 18 version of the Plan Review as prelude to public consultation in February/March 2018
- Planning for future housing need and housing delivery
- A revised spatial strategy including:
 - a strategic allocation for a new Garden Settlement
 - an extended broad location for development at Sellindge

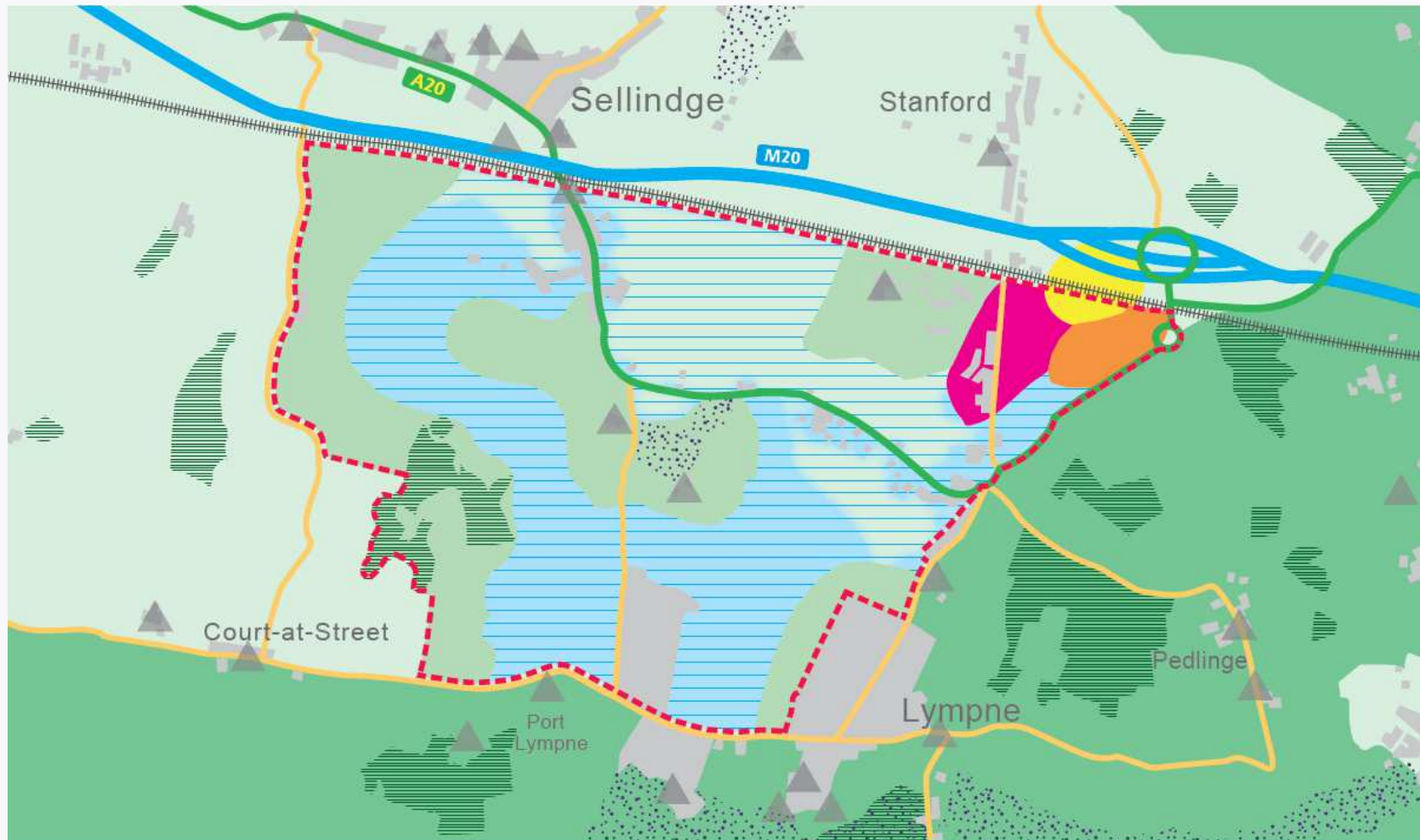
Core Strategy Local Plan Review- Housing Requirement and Delivery

Housing Delivery

- Existing requirement is 350 homes per year – being delivered by the Core Strategy, existing planning permissions and emerging sites in the PPLP
- Proposed requirement to 2037 based on SHMA is for 633 new homes per year in district between 2018 and 2037 - a total of 12,027 new homes needed over the plan period, including 139 affordable homes per year
- CS Review to meet the additional need beyond that already being planned for
- Preferred approach is based on local need established in SHMA in preference to emerging Government consultation which proposes a cap on new housing need of 490 homes per year over first 5 years of plan
- Delivery will not be linear – importance of considering the trajectory as larger sites and the garden town come forward



Garden Settlement – Proposed site allocation



Policy SS6 - Garden Settlement North Downs - Indicative Strategy

- | | | | |
|----------------------|----------------------|------------------------------------------|------------------------------------|
| A Roads | Policy SS6 Boundary | Town Centre | Business Hub |
| Motorway | Railway | Westenhanger Station - Transport Hub | SSSI |
| Minor Roads | Strategic Open Space | Mixed-Use Neighbourhoods | Ancient Woodland |
| Existing Built Areas | Kent Downs AONB | Neighbourhoods with Landscape Mitigation | Heritage Assets (Listed Buildings) |

Garden Settlement Policies

- Drawing on our substantial evidence base –Strategic allocation for a new garden town (Otterpool Park), capitalising on existing infrastructure, location and landscape quality
- Policy requirement for a minimum of 5,500 homes over the plan period until 2037, with development capacity within the red line of 8,000 -10,000 homes (subject to detailed masterplanning), drawn from evidence base work providing opportunity for growth beyond the plan period
- Ongoing discussions with consultees, providers and the site promoter regarding masterplanning, development requirements, and the challenging delivery and trajectory requirements

Garden Settlement Policies

- Policies SS6-SS9 of the draft plan set out detailed policy requirements for a landscape led, highly innovative, efficient, connected and sustainable new settlement, delivered over the plan period and beyond building on aspirations set out in the Charter, including:
 - High levels of carbon and water efficiency with an aspiration for carbon and water neutrality
 - Infrastructure requirements, including station enhancements to ensure the town is HS1 ready and has facilities to serve its growing community and the surrounding villages
 - Mixture of homes to meet housing need, including provision of affordable rent and shared equity, self and custom build, private rental sector and specialist housing to meet the needs of the elderly
 - Delivery of the highest quality townscape and landscape, to make a place of real character

Broad Location - Sellindge



Policy CSD9 - Sellindge Strategy

- | | | | |
|-------------------|--------------------------|-----------------------------|---------------------------------------|
| A Roads | Employment (B1) | Existing Primary School | Improved Connectivity |
| Road Improvements | New Community Facilities | Expansion of Primary School | New Cycle/Pedestrian links to Station |
| Motorway | Phase 1 Housing | PPLP Allocations | Landscaping |
| Minor Roads | Phase 2 Housing | Existing Built Areas | Village Green |

Revisions to policy CSD9 – Sellindge Strategy

- Existing policy for 250 homes in Sellindge, including provision of new village green, parish offices, shop, highway improvements and extension to school. Taylor Wimpey completing purchase and shortly to submit Reserved Matters application
- Aecom work identified significant further capacity for growth in the locality
- Detailed assessment of the village and future growth opportunity by officers – proposal to increase policy to up to 600 homes, provide localised employment opportunities and improve community facilities – extended primary school to 2FE, potential to expand/replace village hall, nursery facilities, allotments and sports facilities

Employment Opportunities Study

- The ethos of O.P garden town provides an opportunity for a step change in the economic growth trajectory of Shepway
- Land space for advanced manufacturing, a business park, hybrid employment space and dispersed workspace hubs in local centres
- “An innovation district” approach is suggested to reflect changes to working patterns, with specific consideration given to phasing
- O.P could generate up to 6,800 jobs once fully operational
- O.P needs the unique selling points of being super-connected, an innovation place to enable start and scale-up business and a cluster/centre of excellence
- Four critical success factors: **branding and targeted promotion, incentives, innovation, delivery.**

Evidence Base Progress

Evidence Base Documents	Who	Status	Comments
Strategic Housing Market Assessment	PBA	Completed	633 dwellings per year 2014 – 2037, affordable need of 139 per year 2014-2037
High Level Landscape Appraisal	AECOM	Completed	Covers whole district
Growth Options Report stages 1 and 2	AECOM	Completed	Strategic growth opportunities
Sustainability Appraisal (including HRA)	LUC	On-going	Statutory requirement
Transport Assessment	AECOM	On-going	Junction capacity assessments
Strategic Flood Risk Assessment	Herrington's	Completed	East Stour River issues
Shepway Water Cycle Report	In-house	Underway	Water stress area – site promoter to prepare catchment study
Self-build and custom-build	In -house	On-going	Policy requirement in PPLP and CS Review
Green Infrastructure Report	In-house	To be updated	
Sports Facilities Needs Assessment	PLC	Underway	To be completed April 2018 to provide evidence of sports and playing pitch need
Employment Land Review	Lichfield's	Completed	
Employment Opportunities Study	Lichfield's	Nearing completion	Sectors and business investment in OP
Heritage Strategy	KCC	Nearing completion	To inform policy
Low Energy – Low Carbon		To be commissioned	To inform standards – opportunity for joint work with site promoter
East Kent Gypsy, Traveller and Show People	East Kent	Underway	Statutory requirement
Design Quality and Place Making		To be commissioned	Eofl to Housing Delivery Fund proposed
Demographic profiling of new settlement		To be commissioned	Opportunity for joint work or promoter led
Viability and Deliverability		To be commissioned	To test emerging policies in the plan ahead of regulation 19 consultation

Draft Planning Timetable and Next Steps

Proposed Planning Timetable

	PROPOSED OTTERPOOL PARK PROGRAMME																			
	Year		2016				2017				2018				2019				2020	
	Quarter		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
WORK STREAM 1 - Local Planning Authority - Core Strategy Review																				
Establish Project Plan For Reviewing Core Strategy			■	■																
SHMA Review (To Identify Housing Need)			■	■	■															
Sustainability Appraisal (including assessment of alternatives)					■	■	■	■	■	■	■	■	■							
Strategic Growth Options Study					■	■	■	■	■											
Transport Capacity And Opportunities Assessment			■	■	■	■	■	■	■	■	■									
High Level Infrastructure Assessment					■	■	■	■	■											
High Level Landscape Character Assessments					■	■	■	■	■											
Employment Land Review Update					■	■	■	■	■											
Employment Opportunities Study					■	■	■	■	■											
Select Preferred Option and Draft Policies					■	■	■	■	■											
Assess Framework Master Plan Against Draft Plan Policies								■	■	■										
Finalise Regulation 18 Draft Local Plan - Including SA and HRA#								■	■	■										
Cabinet Agree Consultation on Draft Local Plan										■										
Regulation 18 Public Consultation On Draft Local Plan										■										
Consideration of Reg 18 Representations / Objections											■	■								
Make Modifications to Plan												■	■							
Prepare Regulation 19 Submission of Local Plan													■							
Cabinet Approval of Regulation 19 Local Plan														■						
Final Public Consultation On Submission Plan															■					
Submit Local Plan With Evidence Base To PINS																■				
Examination In Public (EIP) Including Inspector's Report																	■	■		
Adopt Plan (if Inspector doesn't require changes)																			■	

■ Work Completed ■ Work Scheduled

NOTES

PINS = Planning Inspectorate
 SA = Sustainability Appraisal (throughout plan making process)
 HRA = Habitat Regulation Assessment
 PPA = Planning Performance Agreement
 Duty to Co-operate runs through out planning process

Questions and Comments