

7th March 2018



You are summoned to attend a meeting of the PLANNING COMMITTEE to be held at 7:00pm in the Council Chamber at the address below on **Monday 12th March 2018**.

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at sevenoakstown.gov.uk or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Town Clerk

Committee Members

Cllr Arnold – **Vice Chairman**
Cllr Busvine OBE
Cllr Canet
Cllr Chakowa
Cllr Clayton
Cllr Eyre
Cllr Hogarth
Cllr Mrs Parry

Cllr Parry
Cllr Parson
Cllr Piper - **Chairman**
Cllr Raikes
Cllr Schneider
Cllr Towell
Cllr Waite
Cllr Walshe

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

- 1 APOLOGIES FOR ABSENCE
To receive and note apologies for absence.

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk



Town Clerk

2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

4 MINUTES

To approve and sign the minutes of the planning committee meeting held 26th February 2018.

5 CONSULTATION

To receive and consider MHCLG consultations:

- i. NPPF modifications
- ii. Planning Policy Guidance for viability
- iii. Housing delivery test management

6 COMMUNICATIONS

To receive and note the LGA Planning Positively Through Partnership Document

7 PLANNING APPEALS

(a) To note the inspector has dismissed the following appeals:

- i. 7 Parkland Close

(b) To note the inspector has allowed the following appeals:

- i. Tubs Hill House

8 DEVELOPMENT CONTROL

To receive and consider sending a representative to speak on the following items at the Development Control Committee meeting on the 15th March 2018:

- i. 2A Bradbourne Road
- ii. 31 Granville Road

9 PLANNING APPLICATIONS

(a) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

Members of the public wishing to speak and address the Planning Committee must register to do so stating they wish to speak with the Town Council by 12 p.m. on the date of the meeting.

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 7th March 2018

10 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 26th February 2018 at 7:00pm

Present:

Committee Members

| | | | |
|-----------------------------|----------------|-----------------------|-----------|
| Cllr Arnold – Vice Chairman | Present | Cllr Parry | Present |
| Cllr Busvine OBE | Arrived 7:30pm | Cllr Parson | Present |
| Cllr Canet | Present | Cllr Piper - Chairman | Present |
| Cllr Chakowa | Present | Cllr Raikes | Present |
| Cllr Clayton | Present | Cllr Schneider | Present |
| Cllr Eyre | Apologies | Cllr Towell | Present |
| Cllr Hogarth | Present | Cllr Waite | Apologies |
| Cllr Mrs Parry | Left 7:30pm | Cllr Walshe | Apologies |

Also in attendance:

Town Clerk
Assistant Town Clerk
No Members of the public

PUBLIC QUESTION TIME

None

504 **REQUESTS FOR DISPENSATIONS**
No requests for dispensations were received.

505 **DECLARATIONS OF INTEREST**
None

506 **MINUTES**
The Committee received and considered the minutes of the Planning Committee meeting held on the 12th February 2018.

RESOLVED: that minutes be approved and signed as an accurate record.

507 **CONSULTATION**
The Committee received and noted the Major Roads Network consultation, in relation to the J5 Slips proposals. (Item requested by Cllr Parry)

RESOLVED: That a response be drafted following comments made at the meeting and brought back to a future planning committee meeting for consideration.

508 **PLANNING APPEALS**
The Committee received and noted the following appeals which had been submitted:
i. 31 Granville Road

RESOLVED: That Cllr Busvine, or another, be authorised to attend the hearing and speak on the Town Council's behalf.

509 STREET NAMING AND NUMBERING

The Committee received and noted the following street naming and numbering notifications:

- i. Raleys
- ii. Rear or 138 - 148 High Street

RESOLVED: That an objection be lodged with regards to the proposed name for 138 - 148 High Street due to lack of any local significance. That the matter is considered as part of the Neighbourhood Development Plan project.

510 PLANNING APPLICATIONS

The Committee considered the planning applications received from the Sevenoaks District Council during the two weeks ending 20th February 2018 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

511 PRESS RELEASES

None

There being no further business the meeting was closed at 7:52pm

CHAIRMAN

Planning Applications Considered

Applications considered on 26-2-18

| | | | | |
|--|--------------------|-------------------------|------------------------|-------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00211/FUL | N Sargant 05-03-2018 | Cllr Schneider | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Martin Levett | | Church Office | St Nicholas Church | Rectory Lane |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 13/02/18 |
| Replace the existing gate and fence at the entrance to the rear Churchyard with a new gate and fence. | | | | |

Sevenoaks Town Council recommended approval.

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00256/HOUSE | M Besant 01-03-2018 | Cllr Parry | Mr Bavarskis 0794998450 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr C Jack | | East Weald | 135 Brittain Lane | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 09/02/18 |
| Demolition of side extension, rear gable, side bay window, side gate and wall. Erection of a two storey rear extension with dormer and rooflights, single storey side extension. Juliet balcony to the side, stone wall (is as existing and being retained) to the side and gates to the front (are existing and being retained). Alterations to fenestration. | | | | |

Sevenoaks Town Council recommended approval.

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00352/FUL | Mr M Mirams 28-02-2018 | Cllr Piper | Mr Wells 01634 786728 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr T Kinghorn | | Halfway House | London Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 09/02/18 |
| Proposed refurbishment and extension of first floor to provide 4 No. studio flats / bedsits above existing public house. | | | | |

Sevenoaks Town Council recommended refusal unless the planning office is satisfied that:

- The flats are of a sufficient size to provide adequate living standard for occupants
- Sufficient noise attenuation measures are in place to protect the amenities of future residents
- There are sufficient odour attenuation measures in place to prevent disturbance from the active kitchen below
- There will be sufficient light levels in the proposed flats.

Planning Applications Considered

Applications considered on 26-2-18

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00354/FUL | Louise Cane 28-02-2018 | Cllr Raikes | Mr D Burr 742200 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr Rowley & Mr Jarrett | | | 14 & 16 St James Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 08/02/18 |
| Erection of a single storey rear extension with roof lights to each property . | | | | |

Sevenoaks Town Council recommended approval.

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00360/MMA | M Besant 27-02-2018 | Cllr Chakowa | Mr B Best 455029 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr A House | | | 28 Woodside Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 08/02/18 |
| Minor material amendment to application 16/01215/FUL for the demolition of existing dwelling and the erection of a replacement dwelling to show minor alterations to external appearance of proposed dwelling. | | | | |

Sevenoaks Town Council recommended approval

| | | | | |
|--|--------------------|-------------------------|------------------------|-------------------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00364/HOUSE | Louise Cane 28-02-2018 | Cllr Eyre | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr Donald | | | 13 White Hart Wood | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 08/02/18 |
| Demolition of existing outbuilding. Erection of a single storey rear extension with rooflights and rear first floor gable extension. Replacement of roof on existing single storey rear extension to side and rear. Alterations to fenestration consisting of amendments to existing double doors (east elevation) and alterations to existing windows (north elevation). | | | | |

//Awaiting Chairman's Action//

| | | | | |
|---|--------------------|-------------------------|------------------------|-------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00408/HOUSE | Louise Cane 28-02-2018 | Cllr Eyre | Mr Turrell 07435 883398 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mrs R Laaksonen | | Knapton | Windmill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 08/02/18 |
| Installation of a domestic tennis court within the existing lawned garden. | | | | |

//Awaiting chairman's action//

Planning Applications Considered

Applications considered on 26-2-18

| | | | | |
|--|---------------------|-------------------------|------------------------|-------------------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00467/FUL | L Cane 06 03 2018 | Towell | Cobden 455029 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| B Best | | | 4 Westwood Way | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 19/02/18 |
| Demolition of existing garage and outbuildings. Construction of a 2 storey side extension to form a 2 bedroom dwelling. | | | | |

Sevenoaks Town Council recommended approval

| | | | | |
|---|-----------------------|-------------------------|------------------------|-------------------------|
| 9 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00468/HOUSE | L Cane 06 03 2018 | Towell | Cobden 455029 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| B Best | | | 4 Westwood Way | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 15/02/18 |
| Erection of a 2 storey rear extension. | | | | |

Sevenoaks Town Council recommended approval.



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

Consultation proposals

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Scope of the consultation

| | |
|-----------------------------|---|
| Topic of this consultation: | <p>This consultation seeks views on the draft text of the National Planning Policy Framework. The text has been revised to implement policy changes previously consulted on through:</p> <ul style="list-style-type: none"> • National Planning Policy: consultation on proposed changes (December 2015) available at: https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes • the housing White Paper (February 2017) available at: https://www.gov.uk/government/publications/fixing-our-broken-housing-market • Planning and Affordable Housing for Build to Rent – a consultation paper (February 2017) available at: https://www.gov.uk/government/consultations/planning-and-affordable-housing-for-build-to-rent • Planning for the right homes in the right places: consultation proposals (September 2017) available at: https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals <p>This consultation also seeks views on further changes to planning policy including those announced at Budget 2017.</p> |
| Scope of this consultation: | <p>The Ministry of Housing, Communities and Local Government is consulting on the draft text of the National Planning Policy Framework. It also seeks views on new policy proposals. In responding to this consultation we would appreciate comments on any potential impacts under the Public Sector Equality Duty.</p> |
| Geographical scope: | <p>These proposals relate to England only.</p> |

Basic Information

| | |
|---|---|
| To: | <p>This consultation is open to everyone. We are keen to hear from a wide range of interested parties from across the public and private sectors, as well as from the general public.</p> |
| Body/bodies responsible for the consultation: | <p>Ministry of Housing, Communities and Local Government</p> |

| | |
|-----------------|---|
| Duration: | This consultation will begin on Monday 5 March 2018 and will close at 23.45 on Thursday 10 May 2018. |
| Enquiries: | For any enquiries about the consultation please contact: planningpolicyconsultation@communities.gsi.gov.uk |
| How to respond: | <p>Consultation responses should be submitted by online survey: https://www.surveymonkey.co.uk/r/NPPFconsultation</p> <p>We strongly encourage responses via the online survey, particularly from organisations with access to online facilities such as local authorities, representative bodies and businesses. Consultations on planning policy receive a high level of interest across many sectors. Using the online survey greatly assists our analysis of the responses, enabling more efficient and effective consideration of the issues raised for each question.</p> <p>We have listened to concerns about the use of online surveys in the past and have made a number of adjustments ahead of this consultation. The online survey will allow respondents to: select the sections they wish to answer, without having to go through the whole survey; save and return to the survey later; and submit additional information or evidence to support their response to this consultation.</p> <p>Further advice on how to use these new features is available on the home page of the online survey.</p> <p>Should you be unable to respond online we ask that you complete the pro forma found at the end of this document. Additional information or evidence can be provided in addition to your completed pro forma.</p> <p>In these instances you can email your pro forma to: planningpolicyconsultation@communities.gsi.gov.uk</p> <p>Or send to:</p> <p>Planning Policy Consultation Team Ministry of Housing, Communities and Local Government 3rd floor, South East Fry Building 2 Marsham Street LONDON SW1P 4DF</p> |

Introduction

This country does not have enough homes. For decades the number of new homes has not kept pace with rising demand. That has created a market that fails to work for far too many families, resulting in soaring prices and rising rents. The Government is clear that the country needs radical, lasting reform that will allow more homes to be built.

The housing White Paper [Fixing our broken housing market](#) set out a comprehensive strategy to tackle these failures. This comprised planning for the right homes in the right places, building homes faster, diversifying the market and helping people now. Further detail on a number of these reforms was set out in [Planning for the right homes in the right places](#) in September 2017.

[Budget 2017](#) built on this strategy to put us on track to reach 300,000 net additional homes a year. It included additional proposals to change planning policy and legislation to bring forward more land in the right places, invest in infrastructure (including investment from the Housing Infrastructure Fund as announced on 1 February) and a more active Homes England to diversify the market. This includes the manifesto commitment to capture increases in land value and reinvest that in local infrastructure, essential services and further housing.

The Government is announcing further progress on turning this strategy into reality, comprising:

- A draft new National Planning Policy Framework (the Framework), building on the first Framework published in 2012 that consolidated around 1,000 pages of planning policy into a single document;
- Draft updates to national planning guidance which, when finalised, will form part of the Government's online [Planning Practice Guidance](#);
- Proposals for reforming developer contributions, to be delivered through regulations; and
- Associated papers, including the Government's response to the consultations on the housing White Paper and *Planning for the right homes in the right places*.

The draft new Framework implements the Government's reforms to planning policy. Subject to this consultation, the Government intends to publish a final Framework before the summer. In developing the draft Framework the Government has incorporated:

- proposals from the previous consultations listed at the start of this document, taking into account the views raised in response to them;
- changes to planning policy implemented through Written Ministerial Statements since publication of the first Framework in 2012 (Annex A);

- the effect of caselaw on the interpretation of planning policy since 2012; and
- improvements to the text to increase coherence and reduce duplication.

The Government is ambitious about reforming housing and planning policy so that it is as effective as possible in improving the supply of homes. Therefore this consultation includes a number of further changes to policy, beyond those consulted on previously, to help ensure that more land is brought forward for development and that permissions are turned into homes as soon as possible.

The Government is also considering what further planning reforms could support this objective. These would be subject to the outcomes of Sir Oliver Letwin's review of build out and future consultation, and include:

- a new permitted development right for upwards extensions; and
- more effective ways of bringing agricultural land forward for housing.

The Government welcomes comments on the ways in which the draft Framework implements changes to planning policy on which the Government has previously consulted, and on the merits of the new policy proposals that it includes. It now challenges developers, local authorities, communities, councillors and professionals to work together to ensure that great developments in line with the Framework are brought forward and to enable more people to meet their aspiration for a home of their own.

Summary of proposals

The Framework was first introduced in 2012. It brought together around 1,000 pages of planning policy and guidance into a single document. Critically, and in line with the Government's housing ambitions, it established a 'presumption in favour of sustainable development'.

This revised Framework:

- makes a number of structural changes, in particular dividing the document into clear chapters;
- incorporates policy proposals on which the Government has previously consulted; and
- incorporates additional proposals on which this document is consulting.

However there is much continuity – the presumption in favour of sustainable development remains at the heart of the Framework, and more text has remained the same than changed. Its length, in terms of the number of words, has been reduced.

The sections below outline the main changes proposed to the Framework. This document does not cover minor changes, such as updated references or movements of paragraphs to improve the flow of the text.

Chapter 1 Introduction

The revised text reflects these previous announcements or consultation proposals:

Paragraph 6 clarifies that endorsed recommendations of the National Infrastructure Commission may be material when preparing plans or determining applications.

Q1 Do you have any comments on the text of Chapter 1?

Chapter 2 Achieving sustainable development

The revised text reflects these previous announcements or consultation proposals:

The wording of the presumption in favour of sustainable development (paragraph 11) has been reordered to reflect the way that plan and decision-making are approached in practice. The draft text also sets out an expectation for objectively assessed needs to be

accommodated unless there are strong reasons not to, including any unmet needs from neighbouring areas.

The current Framework includes examples of policies which provide a specific reason for restricting development. This is proposed to be changed to a defined list, which is set out at footnote 7 and includes Ancient Woodland and aged or veteran trees. This approach does not preclude other policies being used to limit development where the presumption applies, if the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits.

The revised text also proposes these policy changes:

Paragraphs 8-10 have been amended to clarify the role of the three high-level objectives for planning, and explain more clearly how these relate to the presumption in favour of sustainable development.

Additional changes to the presumption in favour of sustainable development clarify that the policies which provide a specific reason for refusing development (at footnote 7) relate to areas or assets of particular importance identified elsewhere in the Framework. The decision-making part of the presumption has also been changed to provide greater clarity, so that it refers to circumstances where “there are no relevant development plan policies, or the policies most important to determining the application are out of date”; and to “refusing” rather than “restricting” development. These changes are intended to improve the application of the presumption, by addressing aspects that have been subject to litigation about their scope or meaning.

Q2 Do you agree with the changes to the sustainable development objectives and the presumption in favour of sustainable development?

Paragraph 14 is based on the Written Ministerial Statement of 12 December 2016, to provide additional certainty for neighbourhood plans in certain circumstances, including where there is substantial under-delivery of housing. It protects certain plans in circumstances where the adverse impacts of allowing development that conflicts with a neighbourhood plan are likely to significantly and demonstrably outweigh the benefits. This revised wording is considered to be more effective than setting out the ‘weight’ that should be given to plans in particular circumstances.

It is proposed that the ‘core planning principles’ section in the existing Framework is deleted, to remove duplication with other chapters, and ensure that important policy messages are aligned with relevant topic chapters to maximise their effectiveness. The content of the core principles has been retained, and been moved to the most appropriate parts of the revised Framework.

- Q3** Do you agree that the core principles section should be deleted, given its content has been retained and moved to other appropriate parts of the Framework?
- Q4** Do you have any other comments on the text of Chapter 2, including the approach to providing additional certainty for neighbourhood plans in some circumstances?

Chapter 3 Plan-making

The revised text reflects these previous announcements or consultation proposals:

The housing White Paper proposed a number of changes to plan-making policy, which build on the changes in law introduced through the Neighbourhood Planning Act 2017. These are reflected in the plan making chapter as follows:

- a) a new plan-making framework which defines strategic priorities and allows authorities to plan for these in the most appropriate way;
- b) amendments to the tests for a 'sound' plan, to make clear that it should set out 'an' appropriate strategy rather than 'the most appropriate strategy' (to avoid the need for disproportionate work to demonstrate that a strategy is optimal);
- c) enabling spatial development strategies to allocate sites if there is unanimous agreement;
- d) the new requirement for authorities to review plan policies every five years following the date of adoption, with updates, if necessary, to reflect changing circumstances;
- e) tightening the evidence which is expected in respect of both local and strategic policies to support a 'sound' plan, to allow for a more proportionate approach; and
- f) introducing the expectation that plans should use digital tools to assist consultation and presentation of policies.

The *Planning for the right homes in the right places* consultation also proposed changes that are reflected in the chapter. These are:

- a) setting out that to meet the test of soundness authorities (including Mayors and combined authorities with plan-making powers), when preparing plans, will need to prepare and maintain a statement of common ground, as evidence (where appropriate) of the statutory duty to cooperate;
- b) changing the 'effective' and 'positively prepared' soundness test so that these more clearly encourage agreements and joint working; and
- c) a new approach to viability, through which plans are expected to be clear about the contributions expected in association with development. This will help ensure that requirements on developments set through plan policies are deliverable, more

transparent and provide more certainty about what will be expected at the decision-making stage.

Paragraph 23 reflects changes to the Town and Country Planning (Local Planning) (England) Regulations 2012 which come into force on 6 April 2018, requiring local planning authorities to review their local plans every five years from adoption. Under the Neighbourhood Planning Act 2017, local planning authorities must consider whether to revise the document following such a review, and publish their reasons if they decide not to do so.

The revised text also proposes these policy changes:

Paragraph 21 expects strategic policies to be distinguished clearly in plans, to allow clear scope for local policies to be formulated.

Further changes are also proposed to the tests of 'soundness', to:

- a) ensure a consistent approach to examination, by extending their application to all strategic and local plans, so that policies in a spatial development strategy are assessed against the same criteria as strategic policies in a local plan;
- b) amend the 'positively prepared' soundness test to emphasise the role of plans in meeting objectively assessed needs for housing;
- c) strengthen the 'effective' soundness test to emphasise effective joint working, as evidenced by the Statement of Common Ground which enables authorities to record where agreements have and have not been reached; and
- d) make clear that the tests will be applied proportionately to local policies according to the extent to which they accord with strategic policies.

Q5 Do you agree with the further changes proposed to the tests of soundness, and to the other changes of policy in this chapter that have not already been consulted on?

Q6 Do you have any other comments on the text of Chapter 3?

Chapter 4 Decision-making

The revised text reflects these previous announcements or consultation proposals:

Paragraph 58 takes forward the reforms to viability assessment proposed in the *Planning for the right homes in the right places* consultation. The policy makes clear that where a proposed development accords with all relevant policies in the plan there is no need for a viability assessment to accompany the planning application. This should speed up the decision making process by reducing scope for delay caused by negotiation of developer

contributions. The policy also expects all viability assessments to reflect the Government's recommended approach which is set out in draft revised national planning guidance published alongside the Framework.

Q7 The revised draft Framework expects all viability assessments to be made publicly available. Are there any circumstances where this would be problematic?

In support of the revised Framework, draft national planning guidance says that plans should define circumstances in which viability assessment is carried out at the decision making stage. The guidance gives some illustrative examples of circumstances which plan makers could identify as requiring viability assessment at the decision making stage.

Q8 Would it be helpful for national planning guidance to go further and set out the circumstances in which viability assessment to accompany planning applications would be acceptable?

The guidance says plans can set out when and how review mechanisms may be used to amend developer contributions to help account for significant changes in costs and values and provide certainty through economic cycles. Plans can set out how review mechanisms will be used to identify any significant increase in the overall value that occurs over the lifetime of a large or multi-phased development, and how that increase in value will be apportioned between the local authority and the developer to provide more certainty for delivering supporting infrastructure.

Q9 What would be the benefits of going further and mandating the use of review mechanisms to capture increases in the value of a large or multi-phased development?

The revised text also proposes these policy changes:

An additional reference to non-statutory and statutory consultees has been included in paragraph 41 to highlight their role and encourage local planning authorities to refer applicants to them for pre-application advice where appropriate. Similarly, text on the need for discussions about infrastructure and affordable housing at the pre application stage has been added to paragraph 42 to encourage early engagement on these issues.

Changes at paragraph 45 reflect the fact that the local information requirements do not apply to applications for permission in principle, and that the local list of information requirements applicable to applications made on or after 31 July 2013 must have been published (or republished) during the two years before the application is made.

Changes at paragraph 46 have been made to more accurately reflect the requirements of the Seveso Directive.

New paragraphs 48 to 51 set out the weight that may be given to policies in emerging plans (previously in Annex 1), and puts into policy the approach to ‘prematurity’ previously contained in national planning guidance.

Q10 Do you have any comments on the text of Chapter 4?

Chapter 5 Delivering a wide choice of high quality homes

The revised text reflects these previous announcements or consultation proposals:

This chapter implements a number of proposals from the previous housing White Paper and *Planning for the right homes in the right places* consultations.

Paragraph 61 introduces a new standard method for the calculation of local housing need. The details of the standard method are set out in draft revised national planning guidance published alongside the Framework.

Paragraph 62 makes clear that there should be clear policies for addressing the housing requirements of groups with particular needs. Students and travellers have been added to the list, as have people who rent their homes to reflect the outcomes of the *Planning and Affordable Housing for Build to Rent* consultation in February 2017.

Paragraphs 63-64 reflect the Written Ministerial Statement of 28 November 2014 on affordable housing contributions.

Paragraph 65 implements the housing White Paper proposal that at least 10% of homes on major sites should be available for affordable home ownership, with certain exemptions.

Paragraphs 66-67 introduce an expectation that local authorities should provide a housing requirement figure for designated neighbourhood areas.

Paragraphs 69-70 take forward the housing White Paper proposals to encourage greater use of small sites, to help diversify opportunities for builders and increase the number of schemes that can be built-out quickly. Following Budget 2017 the draft text proposes that local planning authorities should ensure that at least 20% of the sites allocated for housing in their plans are of half a hectare or less. However we remain open to views as to whether this is the most appropriate threshold for ensuring a good supply of small sites while not slowing plan production, or whether a broader approach should be taken (which could include measures to promote more medium sized sites as well). Therefore we are interested in whether:

- a) the proportion of allocations should relate to the number of sites allocated as currently proposed, the number of sites identified in these and other ways (such as through brownfield registers), or the overall number of homes to be provided for;
- b) the most appropriate size threshold to ensure that a suitable mix of small and medium sized sites comes forward; and
- c) the most appropriate percentages to apply.

Q11 What are your views on the most appropriate combination of policy requirements to ensure that a suitable proportion of land for homes comes forward as small or medium sized sites?

Paragraphs 74(c), 75 and 77 set out the policy consequences of the new Housing Delivery Test. Footnote 29 proposes that from 2020, the presumption in favour of sustainable development will apply where delivery is below 75% of the authority's housing requirement. The proposed threshold of 75% was announced at Budget 2017. The local government finance settlement technical consultation in September 2017 on New Homes Bonus revision, set out that the Government intends to go further in 2019-20. This could include linking payment of the bonus to the housing delivery test or the standard approach to local housing need. We would consult on any further changes to the bonus before proposed implementation in 2019-20.

Q12 Do you agree with the application of the presumption in favour of sustainable development where delivery is below 75% of the housing required from 2020?

Paragraph 76 takes forward the housing White Paper proposal that the 5 year land supply position should be capable of being agreed for a one year period. The policy proposes that this should be demonstrated either through a recently adopted plan, or through a subsequent annual position statement. The minimum 10% buffer required in order for local authorities to take advantage of this policy is set out in paragraph 74(b).

Paragraph 78 provides that authorities should consider imposing a planning condition to bring forward development within two years, except where a shorter timescale could hinder the viability or deliverability of a scheme. It also encourages local planning authorities to consider why major sites have not been built out when considering subsequent planning applications.

The revised text also proposes these policy changes:

Paragraph 72 reflects the announcement at Budget 2017 that the Government would consult on allowing the development of exception sites to provide entry-level homes suitable for first-time buyers, where a local need is identified.

Q13 Do you agree with the new policy on exception sites for entry-level homes?

Q14 Do you have any other comments on the text of Chapter 5?

Chapter 6 Building a strong, competitive economy

The revised text incorporates these new policy proposals:

Paragraphs 82-83 make more explicit the importance of supporting business growth and improved productivity, in a way that links to key aspects of the Government's Industrial Strategy.

The rural economy section in the existing Framework has been brought within this chapter, with new policy at paragraph 85 on the potential need for planning policies and decisions to accommodate sites for local business and community needs outside existing settlements, in ways which minimise the impact of such sites and exploits opportunities to make such locations more sustainable. This approach reflects the fact that the availability of sites to accommodate appropriate development in rural areas may be limited, particularly within existing settlements.

Q15 Do you agree with the policy changes on supporting business growth and productivity, including the approach to accommodating local business and community needs in rural areas?

Q16 Do you have any other comments on the text of chapter 6?

Chapter 7 Ensuring the vitality of town centres

The revised text incorporates these new policy proposals:

Paragraph 86d clarifies that in allocating sites to meet the need for town centre uses, policies should look at least ten years ahead (though not necessarily over the full plan period, if longer, given uncertainty in forecasting long-term retail trends). It also provides that town centre boundaries should be kept under review so that identified needs for town centre uses can be accommodated, recognising that it is difficult for retail forecasts to look beyond ten years. Where town centres are in decline, the text (at paragraph 86g) has been expanded to provide a clearer policy approach.

Changes have also been made to policy on planning applications for town centre uses. Paragraph 87 amends the 'sequential approach' to planning applications, so that out of centre sites should be considered only if suitable town centre or edge of centre sites are

unavailable or not expected to become available within a reasonable period. This addition makes clear that suitable town centre or edge of centre sites do not have to be available immediately, in order to avoid prejudicing town centre or edge of centre sites that are in the pipeline but not available straight away.

Paragraph 90 removes the expectation that office developments outside town centres are subject to an impact assessment, where the development is over a certain floorspace threshold. This change has been made as the Government considers that the approach to offices is covered sufficiently by the sequential approach, and is aware that there is no generally accepted or used method for assessing office impacts.

Q17 Do you agree with the policy changes on planning for identified retail needs and considering planning applications for town centre uses?

Q18 Do you have any other comments on the text of Chapter 7?

Chapter 8 Promoting healthy and safe communities

The revised text reflects these previous announcements or consultation proposals:

Paragraph 94 reflects the housing White Paper proposal that policies and decisions should consider the social and economic benefits of estate regeneration, and that authorities should use their planning powers to help deliver estate regeneration to a high standard.

The revised text also proposes these policy changes:

Paragraph 92 gives additional recognition to the role that planning can play in promoting social interaction and healthy lifestyles. Paragraph 96 introduces new policy on the ways in which planning policies and decisions can help to counter malicious or natural threats, especially in crowded places and should take into account wider defence and security requirements.

Q19 Do you have any comments on the new policies in Chapter 8 that have not already been consulted on?

Q20 Do you have any other comments the text of Chapter 8?

Chapter 9 Promoting sustainable transport

The revised text reflects these previous announcements or consultation proposals:

Paragraph 103b reflects the housing White Paper proposal that authorities should be expected to identify additional development opportunities arising from strategic infrastructure investment.

Paragraph 107 incorporates the Written Ministerial Statement of 25 March 2015 on parking standards.

The revised text also proposes these policy changes:

This chapter has been substantially revised to improve its structure. As part of this, a new introduction explains the variety of ways in which transport should be considered as part of the planning process, so that transport issues are recognised and addressed as fully as possible.

Paragraph 105f sets out new policy to recognise the importance of maintaining a national network of general aviation facilities.

Policy on assessing the transport impact of proposals (now at paragraphs 108-110) has been amended to refer to highway safety as well as capacity and congestion in order to make it clear that we expect that designs should prioritise pedestrian and cycle movements, followed by access to high quality public transport (so far as possible) as well as to reflect the importance of creating well-designed places.

Q21 Do you agree with the changes to the transport chapter that point to the way that all aspects of transport should be considered, both in planning for transport and assessing transport impacts?

Q22 Do you agree with the policy change that recognises the importance of general aviation facilities?

Q23 Do you have any other comments on the text of Chapter 9?

Chapter 10 Supporting high quality communications

The revised text reflects these previous announcements or consultation proposals:

Paragraph 112 indicates that plan policies should set out expectations in relation to the delivery of high quality digital infrastructure, which provides access to services from a range of providers. This reflects Government's support for the further expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections, and the role that planning can play in this alongside other regulatory frameworks.

Q24 Do you have any comments on the text of Chapter 10?

Chapter 11 Making effective use of land

The revised text reflects these previous announcements or consultation proposals:

This chapter combines existing policy with a number of proposals from the housing White Paper or and previous consultations. The housing White Paper proposals include:

- a) expecting plans to have a clear strategy for using land (paragraph 117);
- b) making more intensive use of existing land and buildings (paragraph 118d-e);
- c) avoiding building homes at low densities in areas of high demand, and pursuing higher-density housing in accessible locations, while reflecting the character and infrastructure capacity of each area (paragraph 123); and
- d) taking a flexible approach to policies or guidance that could inhibit making effective use of a site – although the proposed policy now refers specifically to daylight and sunlight issues, as these are considered to be the most relevant consideration in this context (paragraph 123c).

The text also reflects the White Paper proposal to give great weight to the value of using suitable brownfield land within settlements for homes (paragraph 118c) – although to give further emphasis this has been amended to substantial weight – and reflects the Written Ministerial Statement of 5 February 2018 on building upwards (paragraph 118e).

The revised text also proposes these policy changes:

Budget 2017 set out a number of additional proposals to make more land available for housing, especially in areas of high demand, a number of which are reflected in this chapter. These changes include:

- a) making more effective use of empty space above shops – with the proposed policy widening this to refer to other situations where under-utilised land and buildings could be used more effectively (paragraph 118d);
- b) reallocating land where there is no reasonable prospect of an application coming forward for the allocated use – with the proposed policy also setting out how alternative uses should be considered ahead of a plan review taking place (paragraph 120);
- c) making it easier to convert retail and employment land to housing where this would be a more effective use (paragraph 121); and
- d) expecting minimum density standards to be used in town and city centres and around transport hubs – the proposed policy (paragraph 123a) applying this principle to areas where there is a shortage of land for meeting identified development needs, extending the principle to town centres, and indicating that standards should seek a significant uplift in prevailing densities, unless this would be inappropriate. Paragraph 123b also proposes that minimum densities should be considered in other parts of the plan area.

Building on these changes, paragraph 123c also proposes that local planning authorities should refuse applications which they consider fail to make effective use of land, in areas where there is an existing or anticipated shortage of land for meeting identified housing needs.

Q25 Do you agree with the proposed approaches to under-utilised land, reallocating land for other uses and making it easier to convert land which is in existing use?

Q26 Do you agree with the proposed approach to employing minimum density standards where there is a shortage of land for meeting identified housing needs?

Q27 Do you have any other comments on the text of Chapter 11?

Chapter 12 Achieving well-designed places

The revised text reflects these previous announcements or consultation proposals:

Paragraphs 124-125 reflect the White Paper proposals that plans should, at the most appropriate level, set out a clear design vision and expectations, supported by visual tools such as design guides and codes. The revised text also reflects the White Paper proposal that widely accepted assessment frameworks such as Building for Life should form part of the 'toolkit' used by authorities in assessing design (paragraph 128).

Additional emphasis has been placed on the importance of pre-application discussions in securing good design (paragraph 127). The text also implements the White Paper

proposal that design should not be used as a reason to object to development where the scheme complies with local policies (paragraph 129).

The revised text also proposes these policy changes:

As a consequence of the above, the text at paragraph 130 has been revised to make clear that “outstanding or innovative designs” should not be given great weight where they are in conflict with local design policies, or would not be sensitive to their surroundings.

Policy on advertisements has been shortened; the text from the existing Framework which has been deleted will be moved to guidance.

Q28 Do you have any comments on the changes of policy in Chapter 12 that have not already been consulted on?

Q29 Do you have any other comments on the text of Chapter 12?

Chapter 13 Protecting the Green Belt

The revised text reflects these previous announcements or consultation proposals:

The Framework maintains the strong protections of the Green Belt and retains a high bar before Green Belt land may be released. Paragraphs 136-137 implement the housing White Paper proposals that certain criteria should be satisfied before ‘exceptional circumstances’ are used to change Green Belt boundaries, and that where Green Belt is released first consideration should be given to land which has been previously-developed or which is well-served by public transport.

The housing White Paper also proposed a number of other changes to Green Belt policy that are reflected in the chapter – to:

- a) make clear that neighbourhood plans may amend detailed Green Belt boundaries, once the need for a Green Belt change has been demonstrated (paragraph 135);
- b) expect policies to set out how the impact of removing land from the Green Belt can be offset (paragraph 137); and
- c) provide that facilities for existing cemeteries, and development brought forward under a Neighbourhood Development Order, should not be regarded as ‘inappropriate development’ (paragraphs 144b and 145f).

The revised text also proposes these policy changes:

Paragraph 144g reflects the proposal in the December 2015 consultation to allow brownfield land in the Green Belt to be used for affordable housing, where there is no substantial harm to openness. The proposal broadens the previous proposal to allow brownfield land in the Green Belt to be used for Starter Homes so that, subject to Green Belt protections, all residential developments that contribute to meeting an identified local affordable housing need can use brownfield land, allowing local planning authorities to use this land more flexibly in response to local circumstances.

Current policy allows buildings in the Green Belt in association with uses such as outdoor sport and cemeteries, but does not allow material changes in the use of land for such purposes, even if there would be no harm to openness. To allow a more consistent approach, paragraph 145e provides that material changes of use that preserve openness are not inappropriate development in the Green Belt. In addition, paragraphs 144b and 144f make clear that facilities for burial grounds and allotments, and rural exception sites, are not inappropriate development.

Q30 Do you agree with the proposed changes to enable greater use of brownfield land for housing in the Green Belt, and to provide for the other forms of development that are 'not inappropriate' in the Green Belt?

Q31 Do you have any other comments on the text of Chapter 13?

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

The revised text reflects these previous announcements or consultation proposals:

This chapter carries forward a number of housing White Paper proposals – to:

- a) refer to the risk of overheating from rising temperatures and makes clear that planning policies should support measures to ensure the future resilience of communities and infrastructure to climate change (paragraph 148);
- b) incorporate the Written Ministerial Statement of 18 June 2015 on wind energy development (paragraph 153b and its accompanying footnote);
- c) clarify that plans should have regard to the cumulative impacts of flood risk, rather than just to or from individual development sites (paragraph 155); and
- d) clarify policy on the exception test that may need to be applied when considering development in locations at risk of flooding (paragraphs 158-162).

Paragraph 149b reflects that local planning authorities are tied to national technical standards, and there is limited scope to extend local ambition. The Clean Growth Strategy sets out the Government's plans for consulting on energy performance standards in Building Regulations later this year. Local authorities can play an important role in improving the energy performance of buildings, in line with the ambitions of the Clean Growth Strategy, and this will be considered further as the Government develops its consultation proposals.

A new paragraph (163) has been added to incorporate the Written Ministerial Statement of 18 December 2014 on sustainable drainage systems (SuDS) in major developments.

Q32 Do you have any comments on the text of Chapter 14?

Q33 Does paragraph 149b need any further amendment to reflect the ambitions in the Clean Growth Strategy to reduce emissions from buildings?

Chapter 15 Conserving and enhancing the natural environment

The revised text reflects these previous announcements or consultation proposals:

Paragraph 180 implements the housing White Paper proposal, and [the announcement made on 18 January 2018](#), to clarify that the 'agent of change' (or applicant) should be responsible for mitigating the impact on their scheme of potential nuisance arising from existing development, such as live music venues and church bells.

The revised text also proposes these policy changes:

This chapter has been updated to align with the 25 Year Environment Plan. It includes additional policy on strengthening existing networks of habitats (paragraph 169) and taking air quality fully into account (paragraph 180), clarifies that development within National Parks and Areas of Outstanding Natural Beauty should be limited (paragraph 170); and also clarifies the implications for policy on areas defined as Heritage Coast (paragraph 171).

Paragraph 173c of the revised Framework strengthens protection for ancient woodland and other irreplaceable habitats, by making clear that development resulting in their loss or deterioration should be wholly exceptional, and maintains a high level of protection for individual aged or veteran trees found outside these areas. This policy strikes a balance between protecting these important natural assets, while allowing development to proceed in the very limited circumstances where it would have significant public benefits, but we

welcome views on this during the consultation period. In particular, we are interested in views on how best to protect aged and veteran trees without preventing those important development schemes which are in the public interest.

Q34 Do you agree with the approach to clarifying and strengthening protection for areas of particular environmental importance in the context of the 25 Year Environment Plan and national infrastructure requirements, including the level of protection for ancient woodland and aged or veteran trees?

Q35 Do you have any other comments on the text of Chapter 15?

Chapter 16 Conserving and enhancing the historic environment

The revised text proposes this change:

Paragraph 182 has been revised to clarify that World Heritage Sites are recognised internationally for their Outstanding Universal Value and that this forms part of their significance and should be taken into account.

Paragraph 189 has been revised to clarify that when considering the impact of a proposed development on a designated heritage asset, decision-makers should give great weight to the asset's conservation irrespective of whether the potential harm to its significance amounts to 'less than substantial harm' or 'substantial harm or total loss' of significance .

Q36 Do you have any comments on the text of Chapter 16?

Chapter 17 Facilitating the sustainable use of minerals

The revised text proposes these policy changes:

This chapter has been shortened slightly, the intention being to incorporate the deleted text in guidance. Additional text on on-shore oil and gas development is included at paragraph 204, which builds on the Written Ministerial Statement of 16 September 2015 to provide clear policy on the issues to be taken into account in planning for and making decisions on this form of development.

As planning for minerals is the responsibility of minerals planning authorities, the Government is interested in views on whether the revised planning policy for minerals that we are consulting on would sit better in a separate document, alongside the Government's

planning policy for waste. In addition, we would welcome views on whether the use of national and sub-national guidelines on future aggregates provision remains a relevant approach in establishing the supply of aggregates to be planned for locally.

Q37 Do you have any comments on the changes of policy in Chapter 17, or on any other aspects of the text of this chapter?

Q38 Do you think that planning policy on minerals would be better contained in a separate document?

Q39 Do you have any views on the utility of national and sub-national guidelines on future aggregates provision?

Transitional arrangements and consequential changes

The revised text proposes these policy changes:

From the date of publication of the current Framework, it provided that full weight should be given to plan policies adopted prior to the Framework being published and coming into effect, even when there was a limited degree of conflict with the Framework. We do not propose to repeat this particular transitional arrangement for the revised Framework, as we do not consider that the extent of the revisions to national policy justify it.

Transitional arrangements are also proposed which will apply the previous Framework to the examining of plans which are submitted on or before the date which is six months after the date of the publication of the new Framework.

We do not propose to take forward transitional arrangements for the amended 'positively prepared' and 'effective' soundness tests, nor for the introduction of statements of common ground. Although transitional arrangements were consulted on in the *Planning for the right homes in the right places* consultation, the introduction of the statement of common ground as a way of evidencing joint working and the duty to cooperate is not a significant change in practice, and so we do not consider that it requires a transitional period.

The housing White Paper set out transitional arrangements for the application of the presumption in favour of sustainable development as applied through the consequences of the Housing Delivery Test. These step the application from delivery of less than 25% of the housing requirement in 2018 and 45% in 2019. From 2020 it will be introduced from 75%, as announced at Budget 2017.

To reflect the policy on neighbourhood plans set out in the Written Ministerial Statement of 12 December 2016, neighbourhood plans which are more than two years old will also be covered by the policy at paragraph 14 of the revised Framework until 12 December 2018.

Q40 Do you agree with the proposed transitional arrangements?

The National Planning Policy Framework needs to be read in conjunction with the Planning Policy for Traveller Sites and the Planning Policy for Waste. The Government is considering whether any consequential changes should be made to these documents as a result of the proposed changes to the Framework set out in this document.

Q41 Do you think that any changes should be made to the Planning Policy for Traveller Sites as a result of the proposed changes to the Framework set out in this document? If so, what changes should be made?

Q42 Do you think that any changes should be made to the Planning Policy for Waste as a result of the proposed changes to the Framework set out in this document? If so, what changes should be made?

Glossary

The glossary has been amended to reflect changes throughout the Framework.

Q43 Do you have any comments on the glossary?

Going further

The Government is clear that we need to get more homes built. Budget 2017 set out an ambition to put England on track to deliver 300,000 new homes a year. The package set out in the housing White Paper, including the policies we are implementing through the revised Framework, goes a long way to achieving this. But more needs to be done. The Government is considering what further planning reforms could support this ambition.

The use of permitted development rights to create new homes has played a vital part in increasing housing delivery in recent years. Since April 2015, permitted development rights have created over 30,000 new homes through changes of use from offices, agricultural, retail and other buildings. The Government is interested in finding more solutions to making the most of the spaces we have in delivering the homes we need in the right places.

The Written Ministerial Statement of 5 February 2018 made clear that planning policies and decisions should allow the use of airspace above existing residential and commercial premises to create new homes. This approach makes sure that we are using the space we have available efficiently and reduces the need to build out. The Government is exploring what opportunities there are to further support this approach through a new permitted development right for upwards extensions for new homes where existing buildings are lower than the prevailing roofline. This would be subject to engagement with neighbours. A future consultation will seek views on where best this permitted development right should be applied.

The revised Framework recognises the importance of making the most of existing spaces, making clear that plans should seek more intensive use of existing land and buildings and include minimum density standards in town and city centres and around transport hubs. The Government does however recognise that there are locations where meeting needs through more effective use of urban land will not be possible, and in these instances there will be a need to find extra land to deliver the homes needed locally. Where this is the case the Government wants to ensure that these developments deliver the right homes and that the value generated by releasing land is supported by local infrastructure and communities. To this end, the Government is exploring wider measures to support farm diversification and housing in the rural economy.

The Government will continue to explore options for reforming developer contributions. Further information is set out in the separate consultation document, *Supporting housing delivery through developer contributions*.

About this consultation

This consultation document and consultation process have been planned to adhere to the Consultation Principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, under the FOIA, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Ministry.

The Ministry of Housing, Communities and Local Government will process your personal data in accordance with DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the [complaints procedure](#).

Annex A: Written ministerial statements

The draft Framework reflects the changes to planning policy implemented through the following Written Ministerial Statements since publication of the first Framework in 2012:

| | |
|--|------------------|
| Support for small scale developers, custom and self-builders | 28 November 2014 |
| Sustainable Drainage Systems | 18 December 2014 |
| Starter Homes | 2 March 2015 |
| Parking: helping local shops and preventing congestion | 25 March 2015 |
| Housing standards: streamlining the system | 25 March 2015 |
| Local Planning (which covers onshore wind farms) | 18 June 2015 |
| National Planning Policy Framework: technical adjustment | 22 July 2015 |
| Green Belt protection and intentional unauthorised development | 17 December 2015 |
| Neighbourhood planning | 12 December 2016 |
| Extending buildings upwards to create new homes | 5 February 2018 |



Ministry of Housing,
Communities &
Local Government

Draft Planning Practice Guidance for Viability

March 2018
Ministry of Housing, Communities and Local Government

Contents

Viability

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Viability

Viability - An overview

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.

This National Planning Guidance sets out the Government's recommended approach to viability assessment for planning. The approach supports transparency in the viability assessment process so that it is clear what policy requirements will inform planning decisions including the contributions that will be expected from developers. It will support accountability for communities by enabling them to understand the outcomes of viability assessment and see what infrastructure and affordable housing has been delivered through developer contributions.

Plans should set out policy requirements for the contributions expected from different types of development and, where necessary, from different sites. In particular this should set out policy requirements for the level and types of affordable housing, and for supporting infrastructure including (but not limited to) education, transport, health, green infrastructure, and digital infrastructure.

The National Planning Policy Framework says that plans should be prepared positively in a way that is aspirational but deliverable. This means that policies should be realistic and the total cumulative cost of all relevant policies should not be of a scale that will make development unviable.

Policy requirements, particularly for affordable housing, should be set at a level that allows for sites allocated in the plan to be delivered without the use of further viability assessment at the decision making stage. The use of viability assessment at the decision making stage should not be necessary. Where proposals for development accord with all the relevant policies in an up-to-date development plan no viability assessment should be required to accompany the application. Plans should however set out circumstances in which viability assessment at the decision making stage may be required.

Any viability assessment should be supported by evidence informed by engagement with developers, landowners, infrastructure and affordable housing providers. Any viability assessment should follow the Government's recommended approach to assessing key factors as set out in National Planning Guidance and be proportionate, simple, transparent and publicly available.

How does this National Planning Guidance relate to sector-led guidance on viability assessment?

A range of other sector led guidance on viability is widely available which practitioners may wish to refer to. The National Planning Policy Framework, supported by this National

Planning Guidance, sets out the Government's recommended approach to viability assessment for planning.

Does this National Planning Guidance apply to viability assessment for the purposes of setting a Community Infrastructure Levy (CIL) charge?

[Community Infrastructure Levy \(CIL\)](#) came into force in April 2010 and allows local authorities in England and Wales, and the Mayor of London, to raise funds from new development to help fund infrastructure. [Section 106 of the Town and Country Planning Act 1990](#) enables a local planning authority to seek agreement from developers to enter into [planning obligations](#) to provide affordable housing and infrastructure to mitigate the impact of development. The principles for assessing viability apply to both Community Infrastructure Levy and section 106 planning obligations. The Community Infrastructure Levy has separate guidance on viability and charge setting and this should also be referred to. Above all, consistency between the approach to viability assessment for plan making, decision making, section 106 planning obligations and CIL is required.

Viability and plan making

How should viability be assessed in plan making?

The role for viability assessment is primarily at the plan making stage. Drafting of plan policies should be iterative and informed by engagement with landowners, developers, infrastructure and affordable housing providers. Plans should be informed by evidence of infrastructure and affordable housing need and an assessment of viability that takes into account all relevant policies, local, and national standards including for developer contributions. Viability assessment should not compromise the quality of development but should ensure that policies are realistic and the total cumulative cost of all relevant policies is not of a scale that that will make development unviable.

Should every site be assessed for viability in plan making?

To assess the viability of proposed site allocations site typologies may be used to assess viability in plan making. A typology approach is where sites are grouped by shared characteristics such as the location, current and proposed use (including whether brownfield or greenfield), or size of site. The characteristics used to group sites should reflect the nature of sites proposed for allocation in the plan.

Average costs and values can be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Comparing data from comparable case study sites will help ensure that the assumptions of costs and values are realistic and broadly accurate. In using comparable data having regard to outliers (very high or very low values that skew the average) is important to provide an accurate base from which to apply typologies.

A masterplan approach can be helpful in creating sustainable locations, identifying cumulative infrastructure requirements of development across the area and assessing the impact on scheme viability.

How should strategic sites be assessed for viability in plan making?

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake individual site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan, which could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas.

How should site promoters engage in viability assessment in plan making?

Plan makers should engage with landowners, developers, infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage. In the absence of this evidence the site should not be allocated. Plan makers should indicate in plans where further evidence and viability assessment may be required.

It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan.

Viability and decision making

What should plans say about viability assessment at the decision making stage?

Plans should set out defined circumstances in which viability assessment at the decision making stage and when the use of review mechanisms may be required. This could include, for example, where development is proposed on unallocated sites; where further information on infrastructure costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent); or where a significant change in economic conditions since plan adoption results in a significant difference in costs and values.

Should viability be assessed in decision making?

As set out in the [draft revised] National Planning Policy Framework the use of viability assessment at the decision making stage should not be necessary. Proposals for development should accord with the relevant policies in an up-to-date development plan and where they do no viability assessment should be required to accompany the application.

Plans should identify circumstances where further viability assessment may be required at the decision making stage. Where viability assessment is submitted to accompany a

planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then. Any viability assessment should reflect the Government's recommended approach to defining key inputs as set out in National Planning Guidance.

How can review mechanisms be used to amend developer contributions during the lifetime of a project?

It is important that local authorities are sufficiently flexible to prevent planned development being stalled in the context of significant changes in costs and values that occur after a plan is adopted. Including policies in plans that set out when and how review mechanisms may be included in section 106 agreements will help to provide more certainty through economic cycles.

For all development where review mechanisms are appropriate they can be used to amend developer contributions to help to account for significant changes in costs and values over the lifetime of a development. Review mechanisms can be used to re-apportion or change the timing of contributions towards different items of infrastructure and affordable housing. This can help to deliver sites that would otherwise stall as a result of significant changes in costs and values of the lifetime of a development.

As the potential risk to developers is already accounted for in the assumptions for developer return in viability, realisation of risk does not necessitate further viability assessment or trigger a review mechanism.

How can review mechanisms be used to apportion any significant increase in the gross development value of a development?

For large or multi-phased development review mechanisms can be used to capture increases in scheme value that occur over the lifetime of a development.

Plans which set out how any significant increase in the overall value of a large or multi-phased development identified through review mechanisms will be apportioned between the local authority (for example for infrastructure and affordable housing) and the developer will provide more certainty for delivering supporting infrastructure.

Standardised inputs to viability assessment

How should gross development value be defined for the purpose of viability assessment?

Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, having regard to outliers in the data. For housing, historic information about delivery rates can be informative.

For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from comparable existing developments can be used and adjusted to take into account variations in use, form, scale, location, rents and yields, having regard to outliers.

How should costs be defined for the purpose of viability assessment?

Assessment of costs should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage. Local authorities should identify where costs are unknown and identify where further viability assessment will be required to accompany a planning application at the decision making stage as a result.

Costs include:

- build costs based on appropriate data, for example that of the Building Cost Information Service;
- abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value;
- site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value;
- the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value;
- general finance costs including those incurred through loans;
- professional, project management, sales, marketing and legal costs incorporating organisational overheads. Any professional site fees should also be taken into account when defining benchmark land value; and
- explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.

How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be calculated on the basis of the [existing use value \(EUV\)](#) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum price at which it is

considered a rational landowner would be willing to sell their land. This approach is often called 'Existing Use Value Plus' (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage with and provide robust and open evidence to inform this process.

In all cases, benchmark land value should:

- fully reflect the total cost of all relevant policy requirements including planning obligations and, where applicable, any Community Infrastructure Levy charge;
- fully reflect the total cost of abnormal costs; site-specific infrastructure costs; and professional site fees;
- allow for a premium to landowners (including equity resulting from those building their own homes); and
- be informed by comparable market evidence of current uses, costs and values wherever possible. Where recent market transactions are used to inform assessment of benchmark land value there should be evidence that these transactions were based on policy compliant development. This is so that previous prices based on non-policy compliant developments are not used to inflate values over time.

What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating a benchmark land value. EUV is the value of the land in its existing use together with the right to implement any development for which there are extant planning consents, including realistic deemed consents, but without regard to other possible uses that require planning consent, technical consent or unrealistic permitted development. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types.

How should Existing Use Value be established for viability assessment?

[Existing use value \(EUV\)](#) for the purpose of assessing the viability of plans should be determined by plan makers in consultation with developers and landowners. When undertaking any viability assessment EUV can be established by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency; public sector estate/property teams' locally held evidence.

Determining the existing use value of the land should be based on the assumption that no future planning consents will be obtained, but including the value of any consented use.

How should the premium to the landowner be defined for viability assessment?

An appropriate premium to the landowner above [existing use value \(EUV\)](#) should be determined by plan makers in consultation with developers and landowners for the purpose of assessing the viability of plans.

When undertaking any viability assessment, an appropriate minimum premium to the landowner can be established by looking at data from comparable sites of the same site type that have recently been granted planning consent in accordance with relevant policies. The EUV of those comparable sites should then be established.

The price paid for those comparable sites should then be established, having regard to outliers in market transactions, the quality of land, expectations of local landowners and different site scales. This evidence of the price paid on top of existing use value should then be used to inform a judgement on an appropriate minimum premium to the landowner.

Proposed development that accords with all the relevant policies in an up-to-date plan should be assumed to be viable, without need for adjustment to benchmark land values established in the plan making viability assessment. Where a viability assessment does accompany a planning application the price paid for land is not relevant justification for failing to accord with relevant policies in the plan.

How should a return to developers be defined for the purpose of viability assessment?

For the purpose of plan making an assumption of 20% of Gross Development Value (GDV) may be considered a suitable return to developers in order to establish viability of the plan policies. A lower figure of 6% of GDV may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces the risk. Alternative figures may be appropriate for different development types e.g. build to rent. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development.

Where proposals for development accord with all the relevant policies in an up-to-date development plan no viability assessment should be required to accompany the application. Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then. Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value.

How does viability assessment apply to the build to rent sector?

The economics of build to rent schemes differ from build for sale as they depend on a long term income stream. For build to rent it is expected that the normal form of affordable housing provision will be affordable private rent. Where plan makers wish to set affordable private rent proportions or discount levels at a level differing from national planning policy and guidance, this can be justified through a viability assessment at the plan making stage. Developers will be expected to comply with build to rent policy requirements.

However, for individual schemes, developers may propose alternatives to the policy, such as variations to the discount and proportions of affordable private rent units across a development, and the ability to review the value of a scheme (rent levels) over the duration of its life. Plan makers can set out in plans where review mechanisms will be used for build to rent schemes.

Scheme level viability assessment may be improved through the inclusion of two sets of figures, one based on a build to rent scheme and another for an alternative build for sale scheme. This would enable authorities to compare and understand the differences, and agree any necessary adjustments to the affordable private rent contribution.

Accountability

How should a viability assessment be presented and published to ensure accountability?

Complexity and variance is inherent in viability assessment. In order to improve clarity and accountability it is an expectation that any viability assessment is prepared with professional integrity by a suitably qualified practitioner and presented in accordance with this National Planning Guidance.

The inputs and findings of any viability assessment should be set out in a way that aids clear interpretation and interrogation by decision makers. Reports and findings should clearly state what assumptions about costs and values (including gross development value, benchmark land value, developer's return and costs) have been made. At the decision making stage, any deviation from the figures used in the viability assessment of the plan should be explained and supported by evidence.

Should a viability assessment be publicly available?

Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Circumstances where it is deemed that specific details of an assessment should be redacted or withheld should be clearly set out to the satisfaction of the decision maker. Information used in viability assessment is not usually specific to that developer and thereby need not contain commercially sensitive data.

An executive summary prepared using the template [template under development] will present the data and findings of a viability assessment more clearly so that the process is accountable. The executive summary template sets out key data and findings which can be published on the planning register alongside other documentation accompanying the application. As a minimum, the Government recommends that the executive summary sets out the gross development value, benchmark land value, costs and return to developer. Where a viability assessment is submitted to accompany a planning application, the executive summary should refer back to the viability assessment that informed the plan and summarise what has changed since then. It should also set out the proposed developer contributions and how this compares with policy requirements.

Why should local authorities monitor and report on developer contributions?

It is important that developers are accountable to communities and that communities are able to easily see where contributions towards infrastructure and affordable housing have been secured and spent.

How should section 106 agreements be published?

Local authorities are required to keep a copy of any planning obligation together with details of any modification or discharge of the planning obligation and make these publicly available on their planning register.

Government recommends that each section 106 agreement includes an executive summary prepared using the standard template [template under development]. The Government recommends that the executive summary sets out details of the development and site, and what is to be provided by each planning obligation, including any trigger points or deadlines for contributions.

Local authorities are expected to use all of the funding they receive through planning obligations in accordance with the terms of the individual planning obligation agreement. This will ensure that new developments are acceptable in planning terms; benefit local communities and support the provision of local infrastructure.

How should developer contributions be monitored?

Using the executive summary of each section 106 agreement, Government recommends that local authorities record the details of each planning obligation using the standard open data monitoring tool [tool under development].

How should developer contributions be reported?

Local authorities charging CIL must report on the levy as prescribed under [regulation 62 of the Community Infrastructure Regulations 2010](#) (as amended). Parish and town councils must also report on CIL receipts passed to them from the charging authority through the neighbourhood portion of the levy, as prescribed in regulation 62A.

Using data on CIL and planning obligations, the Government recommends that local authorities prepare an infrastructure funding statement using the standard template in an

open data format [template under development] that sets out infrastructure requirements, and for both CIL and section 106 planning obligations, anticipated funding from developer contributions, and the choices local authorities have made about how these contributions will be used.

The infrastructure funding statement should be reviewed annually to report on the amount of funding received via developer contributions and how this funding has been used. The infrastructure funding statement should include information on, but is not limited to, affordable housing, education, health, transport, green infrastructure and digital infrastructure. The infrastructure funding statement should be published annually online and submitted to MHCLG. Local authorities can also report this data in annual monitoring reports, using an open data format where possible.

How can local authorities fund monitoring of developer contributions?

Local authorities can use their existing administrative systems to monitor developer contributions. Government recommends that local authorities use the open data monitoring and reporting templates [templates under development]. This monitoring will complement and enhance the existing CIL monitoring regimes of authorities in order that local communities are better informed of the infrastructure and affordable housing that is being delivered alongside a new development and the timescales for delivery.

How should monitoring and reporting inform plan reviews?

The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic.

How should local authorities and applicants promote the benefits of development to communities?

Local authorities and applicants are encouraged to work together with applicants to better promote and publicise the infrastructure that has been delivered through developer contributions. This could be through the use of on-site signage, local authority websites, or development-specific websites, for example.



Ministry of Housing,
Communities &
Local Government

Housing Delivery Test Draft Measurement Rule Book

Draft methodology to calculating the Housing Delivery Test

March 2018
Ministry of Housing, Communities and Local Government

1. The Housing Delivery Test (HDT) is the annual measurement of housing delivery performance in a plan-making authority area (non-metropolitan districts, development corporations with plan making and decision taking powers, metropolitan boroughs and London boroughs). The HDT does not apply to National Park Authorities or to development corporations without full plan making and decision making powers. The consequences of failing the HDT are set out in the revised NPPF¹.
2. The HDT is the percentage measurement of the number of **net homes delivered** (Table 1) against the **number of homes required** in a plan-making authority area.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

| Table 1. Net homes delivered over a rolling three year period is the total of: | |
|---|---|
| Net additional dwellings | National Statistic for annual net additional dwellings in England ² |
| Student communal accommodation | Apply a nationally set ratio based on average number of students in a student household from England Census data against the number of bedrooms provided in student communal accommodation. |
| Other communal accommodation | Apply a nationally set ratio of the average number of adults in a household from England Census data against the number of bedrooms provided in communal accommodation. |

3. Table 2 sets out detailed arrangements for what figure will be used for the number of homes required. In summary, where the latest adopted housing requirement figure³ for the plan period has been tested by PINS through the examination process, is less than 5 years old, or has been reviewed, the **figure for the number of homes required** used for the HDT measurement is the lower of:
 - The *latest adopted housing requirement⁴ figure*; or
 - The *local housing need figure (projected household growth for financial years 2014-15 to 2017-2018) and unmet neighbours' need figure*.
4. If the housing requirement figure is more than 5 years old and needs revising, the local housing need figure (or projected household growth for 2014-15 to 2017-2018), will be applied to each year of the HDT period.

¹ Paragraphs 74, 75 & 77 of the revised NPPF

² <https://www.gov.uk/government/collections/net-supply-of-housing>

³ As collected by MHCLG from local planning authorities on an annual basis.

⁴ Where applicable, the housing requirement for gypsies & travellers under the PPTS will be added to the NPPF requirement. Plan-making authorities should inform MHCLG of their housing requirement for gypsies and travellers under the PPTS through the annual HDT data collection.

5. When a new housing requirement figure is adopted within the HDT three-year period then the new housing requirement will be used for the HDT calculation from the start date of the strategic plan period. The HDT can be updated any time during the year to reflect these changes with immediate effect. If a new housing requirement figure is adopted between November measurements the HDT figures will be updated.

6. Where a housing requirement figure becomes out of date during the HDT period, the figure will be used for the HDT measurement up to the fifth anniversary of the plan's adoption. If the figure has not been reviewed, or requires revision, the HDT measurement will be based on local housing need from that point onwards, as per Table 2.

| Table 2. Housing figure for the HDT, depending on type and age of the strategic housing policies in a plan-making authority: | | |
|---|---|---|
| Plan Area | A housing requirement that is less than five years old or a plan that is more than 5 years old but the review has confirmed the housing figure does not need revising⁵. | A housing requirement figure that is more than five years old and has not been revised |
| <i>Local Plan</i> | <p>Stepped housing requirement* in Local Plan (or annual average where there is not a stepped requirement).</p> <p>If a range has been used the HDT will measure against the lower end of the range (if this reflects local housing need and any agreed need from neighbouring authorities); or the middle point of the range if it does not.</p> | <p>Local housing need figure (projected household growth for years 2014-15 to 2017-2018)</p> |
| <i>Joint Local Plan</i> | <p>Apportioned housing requirement figure, as set out in the joint plan. If no apportioned housing requirement figure is available, the plan provides for joint measurement, then the joint housing requirement figure will be used. In these instances, any consequences will apply to all authorities covered by the plan.</p> | |
| <i>Development Corporations⁶ with full plan making and decision taking powers</i> | <p>Housing requirement in the Development Corporation's Local Plan.</p> | <p>Apportioned housing requirement in a borough/ district plan, or a LHN-compliant spatial development strategy (SDS), that is less than five years old, or apportionment of local housing need figure⁷ (projected household growth for years 2014-15 to 2017-2018) if the Local Plan or SDS is more than five years old, or when plan-making powers were not exercised.</p> |
| <i>Areas covered by a Spatial Development Strategy</i> | <p>Housing requirement in the Local Plan.</p> | <p>Apportioned housing requirement in an up to date, SDS which uses LHN to calculate its housing requirement or the local housing need figure (projected household growth for years 2014-15 to 2017-2018).</p> |

*The stepped requirement set out in the plan will be used for the HDT measurement. We will keep under review whether the stepped requirement should be based on minimum 5 year intervals.

⁵ A link to the published review should be provided to MHCLG through DELTA as part of the HDT data collection.

⁶ Housing delivery for Urban and Mayoral Development Corporations without full plan making and decision taking powers will be included as part of the local planning authorities' HDT measurements.

⁷ Relevant local planning authorities should provide an appropriate number based on apportioning part of their local housing need. Local authorities should indicate what the appropriate figure is to MHCLG annually, in advance of the November measurement.

PLANNING POSITIVELY THROUGH PARTNERSHIP



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Cover image: Beaulieu, Chelmsford, Essex

FOREWORD

A positive, proactive and responsive planning system focused on shaping places is vital for the future growth of our society. Where it works well, it is one of the best tools that we have to deliver the homes and jobs where they are needed, in our villages, towns and cities. It also ensures that the emphasis on new development is set within wider local strategies for improving health, creating jobs and boosting educational attainment, and enabling social cohesion.

But the planning system cannot achieve this all by itself. It also needs developers, councils and local communities to work together to create effective partnerships. The earlier in the planning process these relationships are built and nurtured, the more likely that greater positive outcomes will be achieved for local communities when new development comes forward.

We hope the case studies included in this publication provide inspiration to all those with a shared interest in ensuring that the aspirations and needs of people and communities are at the centre of our collective efforts to deliver new, high quality development.

Councillor Martin Tett

Chairman

Environment, Economy,
Housing Transport Board

Local Government Association

Stuart Baseley

Executive Chairman

Home Builders Federation

Melanie Leech

Chief Executive

British Property Federation



INTRODUCTION

From North to South and East to West we are seeing more and more sites unlocked and high-quality development being built. This is in no small part due to the collaborative partnerships between councils, developers and housebuilders, who have a shared interest in creating prosperous places where people want to live, work and enjoy their time.

The numbers tell the best story – local planning authorities are approving nine in 10 planning applications; planning approvals are at a 10-year high with 384,000 permissions being granted in the year to June 2017, and housing output is up by 74 per cent in the last four years – all thanks to the combined efforts of both developers and councils. This publication showcases a number of case studies that illustrate a number of different ways that councils and developers are working together to bring new development forward – from small residential sites, delivery of critical regional infrastructure, to new garden village communities.

While there is no textbook answer for successful partnership working, our case studies have highlighted six valuable points of learning to help get things right:

1 EARLY ENGAGEMENT DURING THE DEVELOPMENT OF LOCAL PLANS

Early discussions between councils, developers and communities during the development of local plans is the perfect time to set the scene for the direction and scale of future development in the area. Where developers are engaged in the local plan process, they have an increased understanding of plan policies. This means that development proposals that meet the plan's objectives can be brought forward more quickly, and be less subject to delays. Similarly, councils can ensure they are being realistic regarding viability and cash flow for the developer, especially with regard to those issues that are critical to getting on site quickly (see Rule 4).

Find out how councils are putting this into practice:

Countryside Zest and **Chelmsford City Council** worked together in the promotion of a new neighbourhood which was promoted through the local plan process and a subsequent area action plan.

The joint area action plan produced by **Southend-on-Sea** Borough Council and **Rochford Borough Council** providing for the planned development of Southend Airport and its surrounding area has acted as a catalyst for local economic growth.

Barton Park, a joint venture between **Oxford City Council** and **Grosvenor Britain and Ireland**, had a strong masterplan in place with a commitment to enabling good health and wellbeing from the outset.



2 SITE ASSEMBLY AND DE-RISKING OF SITES

Councils can support and incentivise new development by creating confidence and certainty for developers. Ways of doing this include site assembly and de-risking of sites, for example through local development orders, development briefs or use of compulsory purchase powers.

Find out how councils are putting this into practice:

Cornwall Council worked with the local enterprise partnership (LEP) to de-risk investment in an aerospace focused enterprise zone, through use of a local development order.

Leeds City Council created a planning framework to guide the redevelopment of a former industrial site into a new mixed-use community.

Plymouth City Council has released 33 sites and over 138 acres of land to deliver 1,649 homes, 51 per cent of which are affordable.

3 INVOLVEMENT IN PRE-APPLICATION ADVICE SERVICES

Early engagement at the pre-application stage between all interested parties helps to shape better quality developments that are more likely to meet the aspirations of the public and the local authority.

Find out how councils are putting this into practice:

Crest Nicholson and **Swindon Borough Council** have worked together with community representatives to produce design codes and a masterplan for a new garden village community.

IM Land and **Bath and North East Somerset Council** used a planning performance agreement to ensure a joint commitment to timely delivery, and facilitate engagement with other infrastructure authorities.

| INTRODUCTION

4 IMPLEMENTING PERMISSIONS SWIFTLY

In order to get development off the ground it is important that once planning permissions are granted, they can be implemented swiftly. Having effective early discussions can reduce the need for planning conditions as well as ensuring that developer contributions and other requirements are agreed.

Find out how councils are putting this into practice:

Chelmsford City Council and **Countryside Zest** (Beaulieu Park) LLP have worked jointly through the application and delivery phases.

5 ENGAGEMENT WITH COMMUNITIES AND LOCAL COUNCILLORS

It is important to actively involve communities and parish, town and ward councillors at an early stage of the planning process. As well as providing an opportunity to inform the community about proposals, it is an ideal time to seek views on local needs, which can help to shape content and design. This can build trust and acceptance from local communities, as well as leading to better quality development and improvement in the quality of place.

Find out how councils are putting this into practice:

Bath and North East Somerset Council, **IM Land** and **Bloor Homes** held an early pre-application consultation with residents, heritage groups, parish councils and ward councillors, allowing issues around design to be addressed by the architects for a former Ministry of Defence site.



6 LEADERSHIP AND THE ROLE OF COUNCILLORS

A crucial overarching principle is the leadership role of democratically-elected councillors. The role of councillors, who are elected to voice communities' aspirations for their local area, is central to successful partnership working. Elected members play an important role at every stage of the planning process – as representatives of their communities, vision setters, leaders of local partnerships and democratically accountable decision makers. Early discussions between councillors and developers, prior to an application being submitted, helps to provide a steer on what is likely to build acceptance from local communities; explore how potential obstacles can be resolved and identify opportunities which could be incorporated into proposals.

Find out how councils are putting this into practice:

Southampton City Council and **Hammerson** have worked together to deliver a new leisure and dining destination contributing to Southampton City Council's ambitious plans for economic growth.

The Wakefield Eastern Relief Road project shows how the public sector, working closely with the private sector can bring forward key infrastructure, to facilitate future development and encourage inward investment.

CHELMSFORD CITY COUNCIL AND COUNTRYSIDE ZEST (BEAULIEU PARK) LLP

MASTERPLANNING AND DELIVERY OF A NEW COMMUNITY

Countryside Zest (Beaulieu Park) LLP (a 50/50 joint venture between Countryside Properties PLC and L&Q) has been collaborating closely with Chelmsford City Council to masterplan and deliver a vibrant neighbourhood to the North East of Chelmsford known as Beaulieu.

Countryside Zest has had a clear focus on place making at Beaulieu. The new community of 3,600 homes of which 27 per cent are affordable, includes 176 acres of public open space together with new schools, business space, shops and major infrastructure.

Since being identified as an area of growth, Chelmsford City Council and Countryside Zest have actively cooperated in order to bring forward this significant new development to the North East of Chelmsford. The first neighbourhood, Beaulieu Park, which comprises 615 homes was completed in 2005. Following this success, Countryside Zest and Chelmsford City Council worked together in the promotion of a new larger neighbourhood which was promoted through the local plan process and a subsequent area action plan.

Fortnightly meetings between Countryside Zest and officers have aided the planning process together with regular high level meetings and site visits with members and officers from Chelmsford City Council to review progress on the overall development. The introduction of a case specific planning officer, funded through a Planning Performance Agreement (PPA), has permitted 30 applications to be approved between May 2013 and May 2017, demonstrating the benefits of creating partnerships between authority and developer. Through the section 106 agreement over £80

million will be invested in infrastructure to benefit the local area.

In addition to significant education payments, Countryside Zest have provided land for the county's first all-through (primary and secondary) school which will be located onsite. These elements have all combined to form a deep understanding and strong partnership, which has been a key driver in delivering the project.

Planning proactively through partnerships has filtered into many other aspects of the development. Beaulieu Square's neighbourhood centre will serve as the heart of the community and includes a new community centre which will be run by the Beaulieu Community Trust, an equal partnership between Springfield Parish



Beaulieu, Chelmsford, Essex

Council and Beaulieu Churches. Through the design process Countryside Zest have encouraged the involvement of the trust and local residents to ensure the community centre meets the needs of both new and existing residents.

Planning permission has also been granted for the delivery of a new railway station at Beaulieu, a key piece of infrastructure for the city. The signing of a Memorandum of Understanding (MoU) between Countryside Zest, Essex County Council, Chelmsford City Council and Network Rail demonstrates the strength of the commitment of this partnership. Countryside Zest will contribute over £20 million towards the funding of the new station.

With over 170 acres set aside for parks and open spaces at Beaulieu, a key focus has been on securing its long term stewardship. This has been achieved through a partnership with the Land Trust, a national land management charity. Through Beaulieu Estates Management, the Land Trust will manage and maintain the parks and open spaces to be provided across the scheme in perpetuity. Creating this partnership has allowed local residents to actively become engaged with preserving and enhancing the local environment. Through this partnership, Beaulieu will continue to remain an attractive and healthy place to live long after the project has been delivered.

Building on the success of the partnership at Beaulieu, Countryside Zest is working with the city council and other landowners in the

promotion of a site on the northern boundary of Beaulieu to be included as a strategic growth site for the 2021-2036 Chelmsford Local Plan.

“Beaulieu has been a strategic site of Countryside’s for over 20 years and we have worked closely with Chelmsford City Council to develop and deliver a highly successful landscape-led masterplan scheme. Our ongoing relationship with the city council has enabled all parties involved to identify opportunities and to overcome inevitable problems associated with a site of this scale.”

Andrew Carrington

Managing Director of Strategic Land at Countryside Zest

“As the largest new neighbourhood in Chelmsford, Beaulieu is a key growth area for the city. Working closely with Countryside Zest has enabled us to ensure the effective delivery of new homes, community facilities and much needed infrastructure. The partnership approach adopted by all parties has enabled a strong relationship to be maintained between all parties, including other stakeholders, throughout the development process.”

David Green

Director of Sustainable Communities, Chelmsford City Council



Beaulieu Heath, Chelmsford

BATH AND NORTH EAST SOMERSET COUNCIL, IM LAND AND BLOOR HOMES

REDEVELOPING A FORMER MINISTRY OF DEFENCE SITE

Close working between the promoter and local council meant that officers could appreciate the commercial approach being undertaken by IM Land, while the developers were able to fully support the council in delivering their aspirations for this brownfield site located in a highly sensitive ecological and landscape location on the edge of an Area of Outstanding Natural Beauty.

Bath was home to three Ministry of Defence (MoD) sites which were due for release by the Defence Infrastructure Organisation – all of which were key to delivery of new homes in the UNESCO World Heritage City. Bath and North East Somerset Council published a design concept statement for MoD Ensleigh in 2010, and IM Land acquired the site at the end of 2012. MoD Ensleigh, on the northern side of the city, was a brownfield site with significant remediation issues including asbestos and ground contamination. It was also particularly sensitive in landscape design terms: it was overlooked by Beckford's Tower – a Grade I listed building owned by the local preservation trust – and in turn had views over several neighbouring villages.

IM Land, who subsequently signed contracts with Linden Homes and Bloor Homes, had early pre-application discussions with the council and entered into a planning performance agreement (PPA) which enabled a joint commitment to speedy delivery as well as facilitating engagement with the other infrastructure authorities – particularly important on this site as the concept statement required provision of a new primary school.

Early pre-application consultation with residents, heritage groups, parish councils and ward members, established that issues around design were key. Views to and from the site, building heights and possible light pollution were all raised and subsequently addressed by the architects.

However, it became clear during the planning process that not all of the aspirations of the original concept statement – 350 homes, a primary school, a local convenience store, formal open space, natural open space and allotments – could be accommodated within the original site area, as the application also needed to respond to key design issues.

On this basis, IM Land negotiated with a local landowner and acquired 'The Chill', an adjacent site. Working with the local planning authority, planning permission was secured for a new 210-place primary school, without the need for use of compulsory purchase order powers. This in turn enabled the council to deliver the concept statement in full including an additional benefit of an extra care scheme delivering 72 affordable units for elderly people living in the area.

Bath and North East Somerset's concept plan set out clearly the council's aspirations for the site, and IM Land's response in securing an additional site to aid housing, school and further public open space meant a good result all round. Bath has a new school opening in September 2017, an additional 38 affordable homes and 56 new homes for market sale.



Aerial view of the completed first phase of new homes

“Bath and North-East Somerset Council worked with IM Land and their design team to respond to the opportunity at MoD Ensleigh and to help shape their proposals to deliver a significant development in a very sensitive location. The success of the scheme demonstrates the benefits of a shared vision for the site and its setting as well as IM’s early engagement with a range of stakeholders including the council. The use of a planning performance agreement enabled the council to commit appropriate resources to meet IM’s programme and the delivery of a number of key policy objectives including affordable homes and critical social infrastructure to meet current and future needs.”

Mark Reynolds
Group Manager, Bath and North East Somerset Council

“We worked as a team with IM Land in complex planning negotiations for the main Ensleigh site and for the adjoining land, known as The Chill. IM Land also successfully let the contract and delivered the demolition and remediation of the site as part of the infrastructure works. IM Land had a strong understanding of the commercial issues for a house builder and how to deal with them efficiently.”

Andrew Driscoll
Senior Land Director, Bloor Homes South West



Completed primary school (Abbot Alphege Academy)

CORNWALL COUNCIL, CORNWALL DEVELOPMENT COMPANY, CORNWALL AND ISLES OF SCILLY LOCAL ENTERPRISE PARTNERSHIP

A PROACTIVE PLANNING POLICY TO SUPPORT LOCAL GROWTH

Local development order at Aerohub Enterprise Zone, Cornwall Airport Newquay

The Budget in 2011 announced the establishment of 21 new enterprise zones (EZs) in local enterprise partnership (LEP) areas. Enterprise zones allow areas with real potential to create the new businesses and jobs that they need, delivering positive benefits across the wider economic area.

The core offer is around simplified planning and business rates discounts, with zones having the potential to develop innovative solutions to address the specific local economic challenges.

The Cornwall and Isles of Scilly LEP led a successful bid with Cornwall Council to create an Aerohub Enterprise Zone around Cornwall Airport Newquay (NQY) which encourages businesses within the aerospace industry to locate there, creating opportunities for other supporting businesses. The EZ area is 263Ha (650 acres), could accommodate over 200,000m² of hangar space, office and manufacturing premises and create 5,000 jobs across three development zones and a business park.

The Aerohub Enterprise Zone:

- is the UK's only aerospace focused enterprise zone on an operational civilian airport
- is one of the largest development opportunities in the West of England
- is a catalyst for new jobs and private sector investment around a key growing asset, the airport
- will create a new business cluster and learning centre which will develop, enhance and adapt local skills in particular in advanced technologies.

Cornwall Council, the LEP and the Cornwall Development Company prepared a local development order (LDO) on a 35.5ha business park site to the south-west of the airport allowing development to be undertaken through locally determined permitted development rights. Planning freedom is a key incentive to attract investment and new growing business to the Aerohub.

The LDO was originally funded with a Planning Advisory Service pilot grant in 2010. The evolution of the final business park LDO document¹ was informed by early and ongoing stakeholder and community engagement including input from an environmental steering group, parish councils, the Cornwall Design Review Panel, a public open day and making material available online.

A key component for this LDO was to deliver flexible planning consent enabling future occupiers to develop in response to their specific requirements without the need to obtain further planning approval. To enable this to happen, the LDO establishes broad parameters against which future development is assessed and consented, but retains the flexibility for how they will proceed.

The LDO is the first of its kind, dealing with a 35.5ha greenfield site, with no existing planning land use and obtaining all of the planning consents to enable it to be fully developed. It provides planning consent, with a 20 year life span, for 115,000m² of employment floorspace with preferred but not fixed locations for office, hotel and retail uses.

¹ www.cornwall.gov.uk/environment-and-planning/planning/local-development-orders/newquay-cornwall-airport-aerohub-enterprise-zone-local-development-order/?page=33179



Cornwall Airport, Newquay LDO masterplan

It defines primary and secondary road frontages, public realm and street planting and establishes phased delivery for surface water drainage infrastructure.

“The LDO has been in place for four years and has been a direct catalyst for investment and jobs offering speed, certainty and cost efficiencies to investors. The forward thinking of Cornwall Council and the LEP has delivered real results through a proactive planning policy supporting local growth.”

Councillor Bob Egerton
Cornwall Council

‘Our planning free zone, still one of the largest in the UK, is one of our main propositions to investors looking to locate in Cornwall. We can offer a rapid solution with absolute certainty. This has delivered additional investment that might have been lost in the absence of our LDO.’

Miles Carden
Enterprise Zone Manager

LEEDS CITY COUNCIL AND CEG

TRANSFORMING AN INDUSTRIAL SITE INTO A THRIVING MIXED-USE COMMUNITY

CEG is leading the development of the 57 acre Kirkstall Forge scheme in Leeds which is transforming the oldest industrialised site in England into a thriving mixed-use community in a unique wooded, riverside setting. Once complete, the scheme will comprise of 1,050 new homes, 300,000 ft² of offices and 100,000 ft² of retail, leisure and community space including a new school.

CEG has managed almost £40 million of investment to date, in site clearance, decontamination, delivery of infrastructure such as utilities and roads and opening the first new railway station in Leeds for decades. The first 110,000 ft² flagship office, Number One Kirkstall Forge, opened in November 2017 and was almost 70 per cent pre-let at completion, with four floors occupied as Zenith's UK headquarters. A reserved matters planning application was approved in November 2017 for the first phase of residential and leisure development.

The success of the scheme comes from a genuine and strong public and private partnership. In September 2003, Leeds City Council approved supplementary planning guidance for the redevelopment of Kirkstall Forge into a mixed-use community, creating a planning framework for the forge to guide the redevelopment.

Following extensive community and stakeholder engagement, CEG submitted an outline planning application in February 2005 and outline planning permission was granted in summer 2007. CEG's approach to involving local people in pre-application consultation is highlighted as exemplary by Leeds City Council in its document 'Protocol for pre-application discussions with local communities and ward councillors.'

CEG worked with Leeds City Council (LCC), West Yorkshire Combined Authority (WYCA) and predecessors, the local enterprise partnership (LEP), rail industry and the constituency MP to secure a rail growth funding package from government.

The Department for Transport agreed to support the £16.9 million required for new stations at Kirkstall Forge and nearby Apperley Bridge with £10.3 million of funding. However, this needed to be delivered within a tight timetable and private finance for the remaining 40 per cent was limited at a time of economic downturn. A Growing Places Fund loan via the LEP allowed CEG to finance its contribution, unlocking the funding package for both new stations.

A new junction, access road and bridge were also necessary to open up the site and connect to the new station. These works were delivered by LCC via a section 278 agreement using Public Works Loan Board finance which will be repaid over the coming years.

Together this partnership has successfully delivered a new railway station at the heart of this mixed-use development and within the first five months of opening it has exceeded the predicted annual patronage. It substantially increases the sustainability, viability and attractiveness of Kirkstall Forge, as well as creating a river-crossing, bus and rail interchange to benefit the 15,000 residents of adjacent Kirkstall, Horsforth and Bramley.

It has also helped to secure a significant pre-let deal by Zenith to forward commit to 63,000 ft² of the 110,000 ft², seven-storey office development.



Number One Kirkstall Forge, the first 110,000ft² commercial building on this mixed-use site

Such a significant pre-let is testament to the fact that the offer is unique. This is not an out-of-town business park. It is an office with best-in-class specification connected to Leeds City Rail Station in just six minutes.

Number One Kirkstall Forge has also become the first ever commercial property in Yorkshire to be awarded Wired Platinum certification by the digital connectivity rating company WiredScore.

CEG, in partnership with Wates, Leeds City Council and Leeds College of Building is also delivering the Forging Futures Campus, an innovative vocational training programme in a live construction environment. It acts as an apprenticeship hub for the local supply chain network, as well as delivering Leeds' future architects, bricklayers, civil engineers, joiners, plumbers and electricians through site visits, curriculum projects, hands-on work experience and mentoring support.



The new Kirkstall Forge railway station connects the development to Leeds City Centre in just six minutes

“This unity with the city council, WYCA and other public sector partners has helped to turn our vision of Kirkstall Forge into an award-winning reality, with the scheme being recognised for its scale, ambition, partnership and environmental values.

“Ultimately, almost 10,000 people will live, work and form a community at the site, bringing millions in new household spend, delivering economic, physical, social and environmental benefits to the area.”

Jon Kenny

Development Director, CEG

“The success of Kirkstall Forge is a great example of how public and private sectors working together can bring about inclusive growth and the regeneration of brownfield sites through targeted investment, innovation and being ambitious and imaginative. It also aligns perfectly with our broader values of Leeds being a compassionate city with a strong economy offering opportunities for all.”

Councillor Judith Blake

Leader, Leeds City Council

OXFORD CITY COUNCIL AND GROSVENOR

DEVELOPING AN NHS HEALTHY NEW TOWN

Barton Park is a new 885 home development which is being built alongside the existing community of Barton in the North East of Oxford. The development is being delivered by Barton Oxford LLP, a joint venture between Oxford City Council and Grosvenor Britain and Ireland, and has had a strong masterplan in place with a commitment to enabling good health and wellbeing from the outset.

In 2016, Barton was selected as one of the 10 national NHS Healthy New Town demonstrator sites and a partnership was established between Oxford City Council, Grosvenor, Oxfordshire County Council Public Health and Oxfordshire Clinical Commissioning Group to take this work forward.

The Barton Healthy New Town project has three key work streams: developing new models of care, improving health through the built environment, and community activation.

A comprehensive report was compiled to capture the outcomes and achievements of the first year and this can be accessed through the Barton Healthy New Town website.¹ The three key pieces of learning from the first phase have been:

1. The importance of carrying out in-depth analysis of the assets and health needs of existing and future residents through local research

This has provided a more localised, up-to-date picture of existing and future residents' health needs and has identified community and physical assets already in place that support and promote good health that can be built on. Having this type of research is particularly useful in informing priorities, and service and facility planning when there is a

new community being established alongside an existing area. It also allows for the regenerative effect a new development can have on an established community to be more targeted and effective.

2. Community engagement

A clear focus from the outset on integration between the existing and new communities has been essential and this has been built into all the work streams to make sure that this remains a priority. A community grants scheme funded by the project enabled community led solutions tackling the local health issues identified in the research to be piloted by providing early investment and support. In testing out community activities and increasing community capacity ready for new residents to join. It's been a positive opportunity for community groups to help come up with their own ideas and solutions as this increased engagement, participation and long term sustainability of the initiative piloted. One of the funded pilots has secured £204,326 worth of Big Lottery funding for over three years to deliver the Appointment Buddies project, upskilling local volunteers to support older isolated residents to access health and wellbeing activities and health services.

3. The benefits of carrying out a health impact assessment (HIA)

This helped identify the impact on health of the new development and any opportunities for retrospective enhancements to the original masterplan. An important point to highlight from the learning in Barton is around trying to ensure that infrastructure to support good health, such as parks and access routes, are in place ready for new residents, to capture the 'window of opportunity' for encouraging healthy behaviours.

¹ www.oxford.gov.uk/bhnt



Barton's park, a linear park that will link in with the existing community park in Barton and accommodate one of three fit trails

Following the success of the Barton HIA, the project has now been able to secure the inclusion of a Health Impact Assessment policy within the draft Oxford Local Plan 2036.

“We are delighted that our new housing development at Barton Park is one of NHS England’s Healthy New Towns, enabling us to offer so much more than just 885 much-needed homes for the city. Not only has it enabled us to build healthy living into the fabric of our masterplan, it has also been a catalyst to tackle health inequalities faced by the established Barton community, by providing improved health and community facilities. Importantly, it has also enabled us – through joint working between the city council, Grosvenor, Oxfordshire County Council Public Health, Oxfordshire Clinical Commissioning Group and Barton residents – to identify where the most positive impact can be made and how it can be made sustainable in the long term to support integration between the two communities.”

Councillor Alex Hollingsworth

Board Member for Planning and Regulatory Services, Oxford City Council

“We established an incredibly productive partnership with NHS England, Oxford City Council, Oxfordshire County Council to shape this Healthy New Town. With new homes, a new park, sporting facilities and a new community hub, Barton Park will be an exceptional, integrated neighbourhood offering amenities and community services to new and existing residents.”

Alex Robinson

Director at Grosvenor Britain and Ireland

“The Barton NHS Healthy New Town is a great example of what can be achieved when partners work together to create a health enabling environment. There are real opportunities for doing things differently with this development that will benefit not only new residents who will move to the area but the existing communities as well. Oxfordshire County Council is delighted to be able to support the project through its planning and public health teams and is looking forward to being able to apply the learning from this project in other areas.”

Bev Hindle

Strategic Director for Communities, Oxfordshire County Council

PLYMOUTH CITY COUNCIL

'PLAN FOR HOMES'

Plymouth City Council's (PCC) Plan for Homes has taken a proactive and collaborative approach to delivering 5,000 homes in the city. The £80 million programme identified 16 initiatives aimed at maximising investment in infrastructure and making land and finance available to accelerate delivery in the city.

The council has released 33 sites and over 138 acres of land to deliver 1,649 homes, of which 831 (51 per cent) are affordable. For each of these sites, the council produced a site planning statement to guide developers and encourage innovation. The council has worked closely with its successful development partners to encourage meaningful public consultation, secure planning permissions, secure or provide funding and remove barriers to delivery.

The council worked in partnership with a local registered provider, Aster Homes, to deliver a £5.5 million extra care scheme providing 40 affordable housing units on the site of

a derelict community centre. The council sold the site to Aster Homes and provided £700,000 of grant to help bridge the cost of the development, which also received a Homes England (formerly known as the Homes and Communities Agency) grant.

The Plan for Homes created a £30 million land acquisition fund and to date, three sites have been acquired and cleared to accelerate and de-risk development. These sites will deliver in the region of 450 homes.

Furthermore, the Plan for Homes has proactively targeted stalled housing sites in the city. PCC has maintained a regular dialogue with the owners of all stalled housing sites to identify and overcome obstacles, identify funding opportunities and to put landowners in touch with developers and housing associations.

In partnership with PCC, the Guinness Partnership recently completed a 56 unit





The development, branded Ocean City Place, has provided 56 high quality affordable homes on the edge of Plymouth's city centre

affordable housing scheme at Stonehouse Arena, Harwell Street. The site, a former railway siding and sports ground, had been disused since 2002 and frequently attracted antisocial behaviour and fly-tipping.

The £8 million scheme, which benefited from £80,000 of PCC section 106 contributions, has delivered 46 affordable rented and 10 shared ownership homes and it has helped to regenerate the local area. Charles Layiwola, Project Delivery Manager for the Guinness Partnership said:

“Stonehouse Arena has been a challenging site to bring back into use, particularly as a wholly affordable scheme. The final design needed to address problematic ground levels and conditions, whilst meeting significant energy efficiency requirements and high design aspirations. We are grateful for the support of both Homes England and Plymouth City Council, which were critical to unlocking the site’s full potential.”

Charles Layiwola
Project Delivery Manager,
The Guinness Partnership

“Our award winning Plan for Homes has been and continues to be, a hugely successful programme that is well on track for delivering its ambitious 5,000 home target. Its success has been down to a number of factors including strong cross-party political support, outstanding partnership working and the plan’s innovative solutions to unblocking a range of planning issues, supporting the council’s overarching aim to be “one of Europe’s most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone.”

Paul Barnard
Assistant Director for Strategic Planning
and Infrastructure, Plymouth City Council

SOUTHAMPTON CITY COUNCIL AND HAMMERSON

TRANSFORMING AN INNER CITY BROWNFIELD SITE THROUGH PUBLIC PRIVATE PARTNERSHIP

WestQuay Watermark is the centrepiece of Southampton City Council's 'Heart of the City' scheme, one of seven 'Very Important Projects' identified in the city centre masterplan. It promotes the vision the council has for the city, and has become Southampton's new city centre dining and leisure destination.

The WestQuay Watermark development has transformed a brownfield site into an iconic new leisure-led development, and has created a new public space showcased against the backdrop of the medieval town walls – a scheduled ancient monument. Delivered in collaboration between the public and private sectors with outstanding sustainability outcomes it illustrates the achievement possible between public-private leadership and investment.

The scheme is a result of a long term partnership between Hammerson and Southampton City Council which has delivered Westquay Shopping Centre and Westquay South, the latter being re-designed to ensure feasibility following macroeconomic factors in 2007.

The development is located on a brownfield site of reclaimed land adjacent to the existing shopping centre and medieval town walls that used to mark the seafront. The development sought to enhance Westquay Shopping Centre by creating an iconic, high quality leisure destination which would encourage footfall and dwell time, and cater for a variety of visitors during the day and evening.

Three key site constraints influenced the building design:

- maintaining the sightline from Catchcold Tower in the town walls, (a scheduled ancient monument), towards the waterfront
- ensuring a minimum building distance of 42m away from the town walls and the creation of a new public esplanade
- managing a level difference of 7m from the top of the town walls to the north eastern boundary of the site and the site level along Harbour Parade.

At the heart of the development is the public esplanade, created with the support of £7 million Regional Growth Funding (RGF), which is designed to create a new distinctive area of public realm.

The grant also unlocked the development of a cinema and 24 restaurants. The promenade restaurants have external terraces, providing additional activity to the esplanade fountains and curated events programmes including light shows, festivals, sports events and an ice rink.

Key outcomes:

- The partnership achieved sustainability outcomes for the local authority including 103,981 people days worked on the project, 45 per cent local workers.
- Nineteen apprentices, 16 work experience placements and three graduates were employed.
- Twelve unemployed people were supported into work.
- Over 1,000 construction and end user full time jobs were created, satisfying the RGF targets.

- The project generated over £100,000 of investment in community projects.
- The partnership worked with 34 local not-for-profit organisations.
- The partnership funded 36 people in management training.
- The partnership funded training for 150 long-term unemployed people with the majority securing work.
- Thousands of local people were engaged via community roadshows.
- A dedicated recruitment one stop shop, Westquay Works, was created and sustained post completion.
- Seventy-nine per cent of end user roles went to Southampton residents.
- Excellent post-completion assessment from Building Research Establishment Environmental Assessment Method (BREEAM).

“Westquay South is an architecturally iconic destination, which has regenerated and integrated a new piece of urban fabric into Southampton City Centre through close collaboration between the public and private sectors.”

Guy Wells

Development Manager, Hammerson

“Southampton City Council and Hammerson have forged a very strong partnership, working collaboratively to deliver a high quality scheme that contributes to Southampton City Council’s ambitious plans for economic growth. This partnership has radically improved the offering and reputation of the city of Southampton, further cementing our position as the destination city on the South Coast.”

Dawn Baxendale

Chief Executive, Southampton City Council



View of newly created public esplanade and Westquay South during Festival of Light

SOUTHEND-ON-SEA BOROUGH COUNCIL AND ROCHFORD BOROUGH COUNCIL

JOINT PLANNING ACROSS BOUNDARIES TO DELIVER REGIONAL INFRASTRUCTURE

Southend-on-Sea Borough Council has a track record of collaborative working. One example of this is the Joint Area Action Plan for Southend Airport and its Environs (JAAP).

The joint area action plan was a result of partnership working between the Southend Council planning team and neighbouring Rochford Borough Council (with input from Essex County Council) and was adopted in December 2014.

Adopting a partnership approach to the development of a key regeneration area has acted as a catalyst for economic growth within the sub-region.

The JAAP which provides for the planned development of Southend Airport and its surrounding area is one of the most significant projects for Southend Council for many years and for the future of the borough.

Since its adoption it has opened opportunities to provide housing, jobs and infrastructure that will support the future development of the town. It was instrumental in securing a share of the £35.6 million awarded from the Local Growth Fund to Southend/Essex County Council for capacity enhancements on the A127 and infrastructure to support Southend's growth. This was supplemented in January 2015, when the South East Local Enterprise Partnership agreed an additional £3.2 million of government funding for London Southend Airport Business Park.

Key outcomes:

- The project addresses the needs of the growing London Southend Airport, providing high quality employment development.
- The project provides an integrated solution to sustainable transport infrastructure.
- New areas of green space, landscaping and public realm have been created.
- Approximately 7,200 jobs will be delivered via a planned low carbon business park, high tech medical campus and aviation-related businesses.
- Sharing costs and resources has resulted in savings for Rochford and Southend Councils.
- Benefits of the development will be shared between the two authorities and wider community.
- Pooling of expertise from three authorities and joint working committees of officers and members has resulted in significant efficiencies.
- Substantial Local Growth Funds were secured in 2014 and 2015.
- Delivery of infrastructure scheme is underway, with a focus on ensuring the necessary support for investment from the private sector.
- Southend Council secured a private-sector development partner to implement the plan and the team is working with this partner to prepare a masterplan for the business park.



Departures and arrivals terminal at London Southend

“I am delighted the work that the planning team has done to support the growth and expansion of the airport and the wider infrastructure of the area. From the preparation and development of the JAAP through to dealing with planning applications for airport related developments the team has always adopted a ‘can-do’ attitude and collaborative approach. The work they have done has been fundamental to securing government support and investment which will help secure the future growth of the airport and the town of Southend.”

Kate Willard

Head of Corporate Projects Stobart Group,
London Southend Airport

“The greatest attribute of the service in Southend is that it combines strategic planning, development management, building control and enforcement working altogether alongside colleagues in highways, transport planning, cycling and engineering teams to cover the full spectrum of the development process.”

Peter Geraghty

Director for Planning and Transport,
Southend-on-Sea Borough Council

STOKE-ON-TRENT CITY COUNCIL AND ST. MODWEN HOMES

TRANSFORMING A FORMER FOOTBALL STADIUM

A strong and effective partnership between St. Modwen Homes and Stoke-on-Trent City Council has been fundamental to transforming the former Victoria Ground with 200 new homes, a park and school sports facilities.

The new development, to be known as Victoria Park is the site of the former stadium of Stoke City Football Club. St. Modwen acquired the site in 1997 as part of the club's relocation to the new Britannia Stadium. Planning permission was granted in 2007 for the redevelopment of the Victoria Ground site for residential use but onset of the recession and other technical complications associated with the site caused delay to its progression.

St. Modwen Homes initially unveiled plans for part of the site in 2016 and a public exhibition received positive comments from key stakeholders and local residents with three consistent themes:

- a strong desire to see a comprehensive scheme come forward, encompassing the land on both sides of the River Trent
- the opportunity afforded by the development to address the current shortfall of outdoor sports provision at the adjacent primary school
- the tremendous community benefit that would result from the naturalisation of the River Trent, and reconnection of the riverside walk in this location.

Taking on board this feedback, St. Modwen Homes has worked closely with Stoke-on-Trent City Council to enable a two-phased planning application to be brought forward for this 16 acre site. Planning permission was granted in Autumn 2017 and construction has now commenced. The first phase consists

of 130 homes, built directly off Boothen Old Road.

In the second phase, 70 homes will be built between the existing primary school and the A500 with significant works being carried out to establish new school sports pitches and a landscaped linear park.

In parallel, the city council have also been working with the Environment Agency to bring about improvements the biodiversity of the River Trent watercourse which runs through the site. If funding bids are successful the aim will be to create stronger links between the school and the neighbouring river enabling this natural feature to be used for educational purposes.

With its 'open for business' attitude, the city council has enabled St. Modwen Homes to prepare a high quality design and layout to create popular and stylish homes close to Stoke's city centre. The council has also opened up discussions between St. Modwen Homes and the local primary school to assess the feasibility of including sports facilities in the overall design of the scheme. The school does not currently have any sports facilities so new provision would greatly improve the pupil experience.

Partnership working with the city council and consultation with other local stakeholders and residents has been an integral part of the development process and will continue through to construction and in the ongoing management and advancement of the site. The collaborative partnership between Stoke-on-Trent City Council and St. Modwen Homes will ensure visual, environmental and economic improvements for the benefit of existing and new communities.



Stoke City's former Victoria Ground home, which is now being developed over two phases to create hundreds of homes, park and sports facilities. Behind the stadium flows the River Trent, which is being opened up as part of environmental and wildlife improvements at the site.

“I have made it clear that a key priority for the city council was to bring this very important site into use and I am really proud that we have secured this investment. This is an important development site for the regeneration of the city and as such we want to see it brought back into constructive use in a way that improves the area, and brings much needed new facilities for the community.”

David Sidaway

City Director, Stoke-on-Trent City Council

“We understand that the Victoria Ground is an important site for both the people of Stoke-on-Trent and the city council and we have worked hard on the proposed plans for the new development, ensuring we have secured input from the immediate and broader Stoke community. Having taken the comments from the public consultation on board, particularly for the second phase of development, we are looking forward to turning our plans for Victoria Park into reality, breathing new life into the community and the surrounding areas and changing this area of Stoke in a positive and meaningful way.”

Dave Smith

Managing Director, St. Modwen Homes

SWINDON BOROUGH COUNCIL AND CREST NICHOLSON

A NEW GARDEN VILLAGE WITH A FOCUS ON CHARACTER, LIFESTYLE AND LEGACY

Crest Nicholson and Swindon Borough Council have been working collaboratively to deliver a thriving, sustainable and successful new community at Tadpole Garden Village. Located in landscaped surroundings between the Cotswolds and Swindon, Tadpole Garden Village (TGV) comprises 1,855 homes and is based on 21st century garden village principles, with a focus on character, lifestyle and legacy.

The Tadpole Garden Village design codes, prepared by Crest Nicholson in collaboration with Swindon Borough Council and community representatives, expand upon how the garden village concept will be delivered and have been formally adopted by the council through the planning process. The codes are inspired by the garden cities movement of the late 19th century and provide a mechanism to ensure that the new community is delivered in accordance with the vision.

The masterplan is landscape-led and includes delivery of a common, a nature park, stray and woodland, as well as sports pitches, play areas and allotments. The codes require significant verges, tree planting and hedgerows as front boundaries within the streets.

The vision aims to create a high-quality designed place where people will want to live and visit with on-plot parking, community facilities and transport connections. The community has already delivered a primary school and a dedicated branded bus service and will soon provide a secondary school, community centre, medical practice and public house.

Tadpole Garden Village is also the only strategic site within the borough of Swindon currently delivering a 30 per cent mix of affordable housing, for rented and shared ownership accommodation.

The objective has been to engender a sense of pride and community ownership at Tadpole Garden Village and the design and commitment to the garden village principles are a big part of that, but the long term management and maintenance of the community is equally important.

A community interest company (CIC) has been established to oversee the management of the open space and other community assets. All TGV residents and associated stakeholders are members of the CIC. Crest Nicholson is pump-priming the CIC and will gift two retail units as a long-term revenue income stream and any revenue generated from a TGV asset will be returned to the CIC.



Tadpole Gate at Tadpole Garden Village



Tadpole Garden Village has an abundance of open space for all to enjoy

Crest Nicholson will continue to work closely with the community for its long-term benefit, ensuring a successful management structure is in place to safeguard the future prosperity of Tadpole Garden Village.

“The partnership between Crest Nicholson and Swindon Borough Council shows just what can be achieved when a local authority works hand-in-hand with a developer, with the aim of creating a development that is built for the needs of the community. It will establish a lasting legacy that will positively benefit residents and local community now and in years to come.”

Andrew Dobson

Managing Director (Strategic Projects), Crest Nicholson

“The development of this site is excellent news for Swindon and I am delighted that we have been able to forge such a successful partnership with Crest Nicholson. Following the granting of planning permission back in 2012 the site now forms part of the Swindon Local Plan and I am greatly impressed by the rapid pace of construction by Crest Nicholson, from completion of the first house in 2014. This is yet another example of the council’s determination to develop sites for housing as soon as they become available in line with our pledge.”

Councillor Toby Elliott

Cabinet Member for Strategic Planning and Sustainability, Swindon Borough Council

WAKEFIELD COUNCIL AND SPAWFORTHS**DELIVERY OF STRATEGIC INFRASTRUCTURE TO FACILITATE FUTURE DEVELOPMENT AND ATTRACT INWARD INVESTMENT**

The Wakefield Eastern Relief Road (WERR) scheme is an important illustration of how the public sector, working closely with the private sector can bring all the components together to deliver significant key infrastructure, in a short timescale, to facilitate future development and encourage inward investment.

The scheme also addresses issues of congestion and poor air quality, along with a whole host of other direct and indirect benefits. This will go on to achieve large scale regeneration and housing delivery in an urban context through true collaborative and partnership working.

At the heart of the scheme is sustainable development and long term regeneration. This is underpinned by the accelerated delivery of key infrastructure which in turn, accelerates the ability to meet much needed long term housing and employment needs across the district, coupled with a once-in-a-generation opportunity to invest and regenerate the most deprived areas of the city.

The relief road is a 5.5km road that provides an alternative route around Wakefield's city centre. The road runs through the wider, 107 hectare, City Fields strategic urban extension, linking the south of the city of Wakefield to the north.

Spawforths' concept of the Wakefield East (now known as City Fields) strategic urban extension evolved from a holistic approach to a number of interlinked sites on which Spawforths were acting on behalf of a number of landowners.

The relief road is a key component of the City Fields site, acting as both a relief road

for central Wakefield and a site access road for City Fields. It had been a long held aspiration for Wakefield Council, but with no means of delivery. Spawforths conceived and promoted City Fields through the council's local development framework, securing its release from the Green Belt to enable its confirmation as a strategic allocation in the Wakefield Local Plan.

Since the relief road was strategic in nature and provided more than site-only development benefits, Wakefield Council took the lead in its delivery utilising the West Yorkshire 'Plus' Transport Fund and developer funding. This also enabled the relief road to be delivered in its entirety and in a far shorter timescale than if it had come forward on a phase-by-phase basis as the City Fields site allocation was developed.

The road is the first scheme to be delivered as part of the West Yorkshire 'Plus' Transport Fund. This Transport Fund is intended to underpin growth by improving the Leeds City Region's roads and railways, connecting people to jobs, and goods to the market. The Transport Fund project aims to reduce journey times, alleviate congestion and improve air quality, as well as provide better access to jobs.

Spawforths were instructed by Wakefield Council to take forward the relief road planning application to meet the tight delivery programme. In doing this Spawforths led a multidisciplinary consultant team to submit a planning application with environmental statement, for the relief road proposal, demonstrating the continued commitment and benefits to partnership working which has been at the core of the process since its initial inception.



Aerial view of Werr route around eastern extent of Wakefield



One of two new bridges with Werr running under the existing Wakefield-Normanton-Castleford railway line



Remodelling of Doncaster Road gyratory where the Werr joins the existing road network



Cyclists using cycle paths constructed along the length of Werr

This has all enabled road construction and the relief road's opening, within programme, in April 2017.

“We are really pleased to be leading the delivery of this new sustainable urban extension to Wakefield and accelerating the delivery of 2,500 homes. It is also one of very few schemes where through collaborative working between the public and private sectors, the main strategic infrastructure is in place and open before the first house has been occupied.”

David Rolinson
Chairman, Spawforths

“The Wakefield Eastern Relief Road is a game changer for the district. It shows the willingness and ability of the council to secure funding and construct major infrastructure to support the delivery of our growth plans. It not only opens up our largest development site but it also brings major benefits to Wakefield town centre through relief of congestion and improvement of air quality.”

Neil Rodgers
Head of Planning, Transportation and Highways, Wakefield Council

WOKING BOROUGH COUNCIL AND WILLIAM LACEY GROUP BUILDING ON REDUNDANT LAND PREVIOUSLY EARMARKED FOR A BYPASS

The Rydens Way development provided 24 open market and 18 affordable eco-friendly homes ranging from one bedroom flats to four bedroom houses. The homes have been built on land that had previously been reserved as a bypass.

For many years the area had been poorly used and maintained and littered with vehicles parked in a haphazard fashion, making the area unsafe and unattractive. The plans included major highway improvements, enhanced public transport facilities and significant environmental and open space improvements.

The new plans were met with significant resistance from many quarters, but now the homes are complete and the new road network is in place there is a clear recognition of the substantial improvement to the area. This is evidenced by the support that has been received for the further plans for the construction of 11 houses on the last phase of the site that have now received detailed planning at local level.

The development layout and the design of the new homes were prepared by PRP Architects in conjunction WITH the William Lacey Group, resulting in a style of architecture that complemented the local street scene and the neighbourhood setting. A series of meetings with residents were held to explain the benefits of the new scheme and to address any concerns that were raised.

Building 42 new homes, together with the construction of a new arterial road network, in the centre of an area surrounded by 600 existing homes, was a challenging prospect. This required close liaison with the local community to ensure that complete services of public and private transport and access for emergencies and pedestrian access were maintained throughout the construction period.

The affordable homes were allocated by Woking Borough Council and the homes for sale were sold on the open market. The first phase of the development is now complete and the regeneration of the area has breathed new life into this part of Old Woking.

There is a good community spirit on the new development. One example is the 'Incredible Edible' network that have used very small parts of the development to grow vegetables, herbs and fruit for the benefit of the residents.

Planning approval has now been granted for the second phase of development: 11 new family homes. The first phase of the redevelopment transformed the area and this was translated into significant backing by the community at the public exhibitions showcasing the proposals for the last phase of development.



“There was a real need to transform the quality of this part of Old Woking. The Rydens Way scheme of 42 new homes with its extensive landscaping, improved public transport links and upgraded parking provision has breathed life into this area. The new homes range in size from one bedroom homes to four bedroom accommodation and include 14 affordable homes, all built without the need for public funding. The Rydens Way project is a splendid example of what can be done to transform an area, if there is vision, clear objectives and a committed development team.”

Ray Morgan

Chief Executive, Woking Borough Council

“The key to the success of this development has been teamwork. We have enjoyed an excellent working relationship with Woking Borough Council, the agents who acted on behalf of the council and of course our own management team who all worked so hard to bring the Rydens Way development to a successful conclusion.”

Chris Lacey

Chief Executive, William Lacey Group



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For a copy in Braille, larger print or audio,
please contact us on 020 7664 3000.
We consider requests on an individual basis.

Appeal Decision

Site visit made on 29 January 2018

by **Nicola Davies BA DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 February 2018

Appeal Ref: APP/G2245/W/17/3181966 **7 Parkland Close, Sevenoaks TN13 1SL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Kentmere Homes (Sevenoaks) Ltd against the decision of Sevenoaks District Council.
 - The application Ref SE/16/03865/FUL, dated 15 December 2016, was refused by notice dated 17 February 2017.
 - The development proposed is the construction of a detached dwelling with integral garage and with new access from Tonbridge Road.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appellant has put forward an additional plan, reference 160803/1 Revision E. The plan shows a similar proposed parking and turning area as determined under planning ref SE/16/03865/FUL and plan reference 160803/1 Revision G, however this subsequent plan (Revision E) illustrates three parking spaces as opposed to two (Revision G). This information does not significantly change the proposal and, as such, the plan would not, in my view, prejudice the interests of third parties. For this reason I have had regard to this plan.

Main Issues

3. The main issues raised in respect of the appeal are the effect of the proposed development on: -
 - (a) The character and appearance of the area; and
 - (b) Parking provision and highway safety.

Reasons

Character and appearance of the area

4. Tonbridge Road is a main arterial route serving Sevenoaks. The appeal site is located at the edge of the built confines of Sevenoaks to the west side of Tonbridge Road. At this point Tonbridge Road has a heavily wooded character with the treed boundary of Knole Park running alongside to the east. To the west the residential properties are set back behind front and rear gardens and enclosed by vegetated boundaries, some of which include fences. An exception to this is the development to the north of the appeal site at Buckwell Place and

The White Hart Public House that have open frontages. Further north and south tree and shrub vegetation runs alongside both sides of the highway.

5. The appeal site relates to the lower part of the rear garden of the residential dwelling of No 7 Parkland Close and whose rear boundary abuts Tonbridge Road. At this point Tonbridge Road consists of a grass verge with public footpath and a row of fairly mature trees with high canopies that overhang the highway carriageway of Tonbridge Road. The rear of the appeal property's garden abuts this verge and is delineated by a closeboard fence and a row of tall Holly trees (an unmaintained Holly hedge) that runs alongside the outside of the fence along the verge. I saw that the grass verge is raised above the level of the adjacent carriageway and the rear garden of the appeal site.
6. The landscaped front and rear gardens and set backs of buildings from the highway, along with the vegetated treed landscape and grass verges, gives this part of Tonbridge Road a distinctive spacious wooded character. At the point of the appeal site, the trees on both sides of the highway form an important part of the character and appearance of the locality. This, along with the long undeveloped rear gardens and tree lined grass verge, contributes to the distinctive verdant appearance of the Tonbridge Road streetscene.
7. The proposal seeks the removal of the existing Holly trees and fence. I saw that these existing Holly trees screen the rear garden in views from Tonbridge Road. Their removal, to facilitate the dwelling within the rear garden, would mean that the site would be more visible in public views from Tonbridge Road. Although a new frontage hedge and boundary are proposed, both would be significantly lower than that of the existing Holly trees. Whilst the appellant's Arboricultural Impact Assessment (AIA) indicates the Holly trees to be of poor form and has identified them for removal, this would not, to my mind, justify their removal.
8. The proposed dwelling would be set back from Tonbridge Road, albeit it would be positioned in very close proximity to the rear boundary of the site and next to the verge. A new dwelling of approximately 7.5m in height would be clear and prominently visible above the proposed closeboard front boundary fence and replacement hedge planting. This, along with the creation of a new access, in the proposed location would have a substantially urbanising appearance. It would significantly change the character of the appeal site and its immediate environment along Tonbridge Road. I accept that there is existing built development further north and south along the western side of Tonbridge Road set behind front gardens and smaller grass verges. Nonetheless, the proposal would be a harmful visual intrusion by reason of creating further urbanising development within this undeveloped site. Furthermore, the removal of the existing Holly trees along the verge would diminish the wooded appearance of the area.
9. The appellant contends that the high closeboard fence and hedge that already exists along the rear bounding of the adjacent property at No 8 Parkland Close could be extended to run along the rear boundary of the appeal site. However, the proposed dwelling, as noted above, is of some considerable height. It would be visible above an extended fence of the same height. Additionally, it would take some time for a hedge to establish. Notwithstanding this, given the proximity of the proposed dwelling to the boundary, it is unlikely that future occupiers would wish to establish a tall hedge as this could negatively impact

upon their residential living environment. For these reasons, I do not consider the imposition of a boundary landscaping condition would adequately ameliorate the harm caused by the proposed development. In reaching this decision I have taken into account the difference in land levels between the appeal site and the verge along Tonbridge Road.

10. The appellant has submitted photographs referring me to examples of existing development and frontages in the locality. I saw that the buildings to the west of Tonbridge Road, south of Letter Box Lane, are visible above front hedges and along driveways. I also note that verge depths along this stretch of Tonbridge Road vary. I accept that the existing development to the north of the appeal site is of markedly different appearance due to its open frontages that visually exposes the buildings to views from Tonbridge Road. I again accept that the roof of the proposed dwelling would be lower than that of other dwellings along this part of Tonbridge Road. I also note that the proposed dwelling would be of traditional design and would be set behind fenced and hedged boundaries in a similar manner to that of other properties in the area. Nonetheless, I have found that the introduction of further urbanising development and the removal of the existing Holly trees along the boundary would be visually harmful to the character and appearance of the area. The appellant's assertions would not overcome or outweigh the harm that I have identified or justify the proposed development.
11. In addition to the above, I note that the Council's Highways Team has requested visibility splays at the proposed new access. The Council indicate that the tree identified on drawing number 160803/1 Revision E and within the appellant's AIA as T8 (semi-mature Oak) would likely necessitate removal to create an acceptable visibility splay. The appellant highlights that the canopy of this tree is high and the verge is mown. I also note that verge would require reduction in height between trees T8 and T9 (mature Ash as identified within the appellant's AIA) to create driveway access to the site. There is some disagreement between parties as to whether or not the excavation to create the drive would damage the roots of one or other of these trees.
12. I observed that both trees T8 and T9 are an important part of the row of trees along the verge that contribute to the distinctive character of this part of Tonbridge Road. I also saw that the trunk of tree T8 would compromise views of oncoming traffic from the south when exiting the site. Root damage to one or both of these trees could potentially impact upon the wellbeing of the trees which could impact their longevity. The loss/removal of even one of the trees within this row would diminish their contribution to the attractive wooded character of this location. This would be an additional harm to that identified above.
13. For these reasons, I conclude that the proposed development would be harmful to the character and appearance of the area. The proposed development would be contrary to Policy EN1 of the Sevenoaks Allocations and Development Management Plan (SADMP) that requires, amongst other matters, development to respect the character of the site and surrounding area.

Highway safety and parking provision

14. Policy T2 of the SADMP states that parking provision should be in accordance with the current Kent County Council vehicle parking standards, although this policy also allows for specific local circumstances to be taken into account. The

appellant indicates that three parking spaces would be provided within the frontage of the site (Revision E). The Council advises that to accord with the standards two parking spaces plus 0.5 guest space would be required in addition to the garage. The parking layout proposed by Revision E would satisfy this requirement.

15. Notwithstanding the above, the size and layout of the turning space is extremely constrained. Whilst plan Revision E offers some tracking information relating to turning, this is limited. It appears to me that it would be difficult for vehicles to manoeuvre within the available turning spaces to achieve forward exit from the site when three vehicles would be parked within the frontage.
16. Tonbridge Road is a busy classified 'A' road leading to and from Sevenoaks. I observed that vehicles travel at speed along this stretch of Tonbridge Road. On the available evidence I am not persuaded that the parking arrangement would easily enable vehicles to leave the site in forward gear. It would, therefore, be likely that future occupiers would reverse from the site onto Tonbridge Road. Such vehicle movements would, in my opinion, jeopardise the highway safety of pedestrians, cyclists and vehicular traffic using Tonbridge Road and that of future occupiers of the proposed dwelling. I do not, therefore, consider an acceptable standard of highway safety would be achieved. Whilst the proposal would not add significantly to the traffic movements on the surrounding highway network, this does not obviate the need to ensure acceptable highway safety is achieved or justify the proposal.
17. For these reasons, I conclude that the proposed development would be harmful to highway safety, despite the parking provision according with the Council's parking standards. The proposed development would, therefore, be contrary to Policy T2 of the Sevenoaks Allocations and Development Management Plan that requires, amongst other matters, parking provision to take account of highway safety concerns.

Other Matters

18. I acknowledge that the proposed dwelling would provide a secure and quality living environment for future occupiers. I also note that the Council has not raised concern with regard to the impact of the proposal upon the living conditions of adjoining existing occupiers. The site is in a sustainable location with good access to Sevenoaks town centre, shops, employment, railway station and bus services. However, these matters do not overcome or outweigh the harm that I have identified above or justify the proposed development.

Conclusion

19. A number of nearby residents raise other concerns about the proposal but in view of my conclusions on the main issues there is no need for me to address these in the current decision.
20. Having regard to the above findings, the appeal should be dismissed.

Nicola Davies

INSPECTOR

Appeal Decision

Site visit made on 23 January 2018

by **C Victory BA (Hons) BPI MRTPI**

an Inspector appointed by the Secretary of State

Decision date: **20 February 2018**

Appeal Ref: APP/G2245/H/17/3180879

Tubs Hill House, London Road, Sevenoaks, TN13 1BL

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
 - The appeal is made by Sevenoaks (THH) LLP against the decision of Sevenoaks District Council.
 - The application Ref SE/17/01071/ADV, dated 28 March 2017, was refused on 26 May 2017.
 - The advertisement proposed is the temporary display of 2 freestanding totem signs and 6 signs behind hedge/planter with the totem signs to be illuminated by LEDs.
-

Decision

1. The appeal is allowed and express consent is granted for the temporary display of 2 totem signs and 6 signs behind hedge/planter at Tubs Hill House, London Road, Sevenoaks, TN13 1BL, subject to the 5 standard conditions set out in the Regulations and the following additional conditions:
 - 1) The signs permitted by this consent shall not be displayed on the site after 30 March 2018.
 - 2) The totem signs shall not be illuminated.

Procedural Matters

2. The Council issued a split decision in which temporary advertisement consent was granted for 1 fascia sign, 2 small railing signs, and 2 large railing signs. I have therefore omitted these elements from the development proposed. All the advertisements have been installed and I shall therefore determine this appeal on the basis that it is a retrospective application. The appellant has stated that the illumination of the totem signs has been turned off prior to the determination of the appeal.

Main Issue

3. The main issue in the appeal is the effect of the proposed signage on the character and appearance of the locality.

Reasons

4. The advertisements are sited to the front of Tubs Hill House, a former office building which has been converted to residential units and is now known as Bourchier Court. At the time of the site visit the external works looked almost complete. The advertisements are designed to promote the new residential units and are spread across the site frontage.

5. There are residential dwellings directly opposite the site, and adjacent to the north is Tub Hill Parade, which has ground floor units with modest fascia signs set underneath a canopy of upper floor residential properties, and set back from the road behind a car park. Beyond this there is a small row of shops on either side of London Road on the approach to Sevenoaks railway station, a few hundred metres north of the appeal site. Consequently, the site forms a transition between the commercial area adjacent to the railway station and the more residential character to the south. There are relatively few advertisements in the immediate locality of the site.
6. The totem signs are set back from the road, just in front of the entrance railings and would be seen against the backdrop of the entrance canopy. Three small signs are positioned on either side of the entrance, but as the site frontage is wide and the signs are angled away from the site these signs are not all clearly visible within the same view, aside from those properties immediately opposite.
7. Together with the signs already permitted by the Council, the development of this site has already disrupted the normal character and appearance of the area. However, the appellant has stated that the signage is to be removed at the end of March 2018 and until that time the signs are not unduly discordant given the already disrupted character and appearance of the area, and would therefore be acceptable. However, illumination of the totem signs would significantly increase their prominence, particularly at night, and would therefore materially harm the character and appearance of the area.
8. My decision is subject to the 5 standard conditions in the Regulations. The advertisements are only acceptable during the construction works so a condition is required to ensure their removal and the appellant has confirmed in the application that consent is only required until the end of March 2018. A condition is also required to prevent the illumination of the totem signs. Both additional conditions are required to safeguard visual amenity.
9. The Council has referred to Policy EN1 of the Sevenoaks Allocations and Development Management Plan (2015). While I have had regard to this policy, powers under the Regulations to control advertisements may be exercised only in the interests of amenity and public safety, taking account of any material factors, and the Council policy has not, itself, been decisive.
10. For the reasons set out above I conclude that subject to the stated conditions the display of the advertisements is not harmful to amenity and the appeal should be allowed.

C Victory

INSPECTOR



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Naomi Sargant
Email: SouthParishComments@sevenoaks.gov.uk
My Ref: 17/03697/FUL
Your Ref:
Date: 6 March 2018

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 2A Bradbourne Road Sevenoaks KENT TN13 3PY

Development: Change of use from office (B1) to an Early Years Education Centre (D1).

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **15 March 2018** at 7.00 pm.

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view:
www.sevenoaks.gov.uk/developmentcontrolcommittee.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our **Contact Centre on 01732 227000** (5 working days before the committee date), who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team By the end of the day BEFORE the meeting date (email: DC.Committee@sevenoaks.gov.uk). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Copies of the committee agenda, including the report relevant to this application, will be available in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. You can view and download a copy of the report 5 working days before the Committee Date, via our website, www.sevenoaks.gov.uk

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Chief Planning Officer



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3
Ask For: Matthew Besant
Email: SouthParishComments@sevenoaks.gov.uk
My Ref: 17/03797/FUL
Your Ref: MS ISOBEL MCGEEVER
Date: 6 March 2018

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 31 Granville Road Sevenoaks Kent TN13 1EZ

Development: Erection of a 7 unit apartment block, with associated landscaping, external amenity space and parking facilities (comprising one private parking space per unit plus two visitor spaces) to the rear of the existing property at 31 Granville Road.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **15 March 2018** at 7.00 pm.

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: www.sevenoaks.gov.uk/developmentcontrolcommittee.

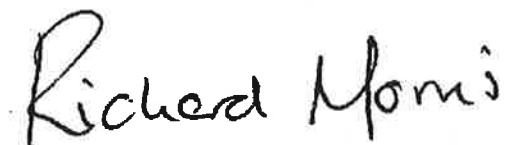
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Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Chief Planning Officer

Planning Applications to be Considered

Planning Applications received to be considered on 12 March 2018

| | | | | |
|--|-----------------------|--------------------------|------------------------|-------------------------|
| 1 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00206/HOUSE | Holly Pockett 12-03-2018 | Cllr Mrs Parry | Mr D Dennis 240140 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Pointin | | | 17 Pontoise Close | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/02/18 |
| Proposed ground floor rear extension with rooflights; garage conversion; proposed enlarging parking area for two cars at front. | | | | |

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|--|------------------------|-------------------------|------------------------|-------------------------|
| 2 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00444/LBCALT | Mr M Holmes 09-03-2018 | Cllr Parson | Ms Leonard 01926 88131 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| National Trust | | Knole House | Knole Lane | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/02/18 |
| The introduction of two new glazed partitions to limit environmental impact on the state beds and to separate public visitors from the furniture, within the Venetian Ambassador's Bedroom and the Spangle Bedroom. | | | | |

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|---------------------------------|-----------------------|-------------------------|------------------------|-------------------------|
| 3 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00451/HOUSE | Louise Cane 14-03-2018 | Cllr Waite | N/A |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr J Hugill | | | 102 St Johns Hill | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 22/02/18 |
| Erection of a drop kerb. | | | | |

| | | | | |
|--|-----------------------|-------------------------|------------------------|-------------------------|
| 4 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00476/HOUSE | Louise Cane 12-03-2018 | Cllr Parson | Mr R Sonnex 455066 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr M Edwards | | 1 Waterworks Villa | Oak Lane | Town |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/02/18 |
| First floor extensions and alterations to fenestration. | | | | |

Planning Applications to be Considered

Planning Applications received to be considered on 12 March 2018

| | | | | |
|--|------------------------|--------------------------|------------------------|-------------------------|
| 5 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00496/LBCALT | Holly Pockett 13-03-2018 | Cllr Raikes | Mr Harris 01474 360477 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs D Parker | | Vale Lodge | 124 Bradbourne Road | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 21/02/18 |
| Widen internal door to provide wheelchair access. | | | | |

| | | | | |
|---|-----------------------|-------------------------|------------------------|-------------------------|
| 6 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00524/HOUSE | Louise Cane 14-03-2018 | Cllr Piper | Mr B Best 455029 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr J Kopke | | | 11 Stafford Way | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Demolition of existing garage. Construction of new garage/store/summerhouse. | | | | |

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|--|-----------------------|-------------------------|------------------------|-------------------------|
| 7 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00527/HOUSE | H Donellan 09-03-2018 | Cllr Waite | Mr Weaver 01799 525875 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs N Thompson | | | 26 Swaffield Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 20/02/18 |
| Demolition of single storey side extension. Erection of double storey side extension and single storey rear extension with lantern rooflight and rooflights. New porch. | | | | |

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|---|-----------------------|-------------------------|------------------------|-------------------------|
| 8 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00533/HOUSE | Louise Cane 16-03-2018 | Cllr Parry | Mrs Kelly 02031220030 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs James | | | 49 Brattle Wood | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Erection of a single storey garage extension with a green roof terrace, gym facilities and associated shower room; a new window on the southern elevation of the house; and associated new planting. | | | | |

Planning Applications to be Considered

Planning Applications received to be considered on 12 March 2018

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|---|-----------------------|-------------------------|------------------------|-------------------------|
| 9 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00569/HOUSE | Louise Cane 15-03-2018 | Cllr Parry | Mrs Austin 07866 962268 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Gregory | | Glendale | Clenches Farm Lane | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Erection of a single storey gymnasium to the rear. | | | | |

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|---|---------------------|-------------------------|------------------------|-------------------------|
| 10 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00595/FUL | Mr M Holmes 15-03-2018 | Cllr Mrs Parry | Mr D Pickford 452246 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr D Irfan Yousaf | | Land South Of | 48 The Moor Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Erection of a two-bedroom detached bungalow with 2 dormer windows and velux window at land adjacent to 48 The Moor Road. | | | | |

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|---|-----------------------|--------------------------|------------------------|-------------------------|
| 11 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00608/HOUSE | Holly Pockett 16-03-2018 | Cllr Parry | Nadia Ledger 079670486 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Dodson | | Ridge House | 86 Oakhill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Demolition of existing garage and erection of a new double garage with half pitched and flat roof. | | | | |

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|--|-----------------------|--------------------------|------------------------|-------------------------|
| 12 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00612/HOUSE | Holly Pockett 15-03-2018 | Cllr Mrs Walshe | Mr Jones 07736589002 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr R Kell | | | 10 Prospect Road | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Conversion of existing habitat loft space with rear dormer and rooflights to front. | | | | |

Planning Applications to be Considered

Planning Applications received to be considered on 12 March 2018

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|--|-----------------------|-------------------------|------------------------|-------------------------|
| 13 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00614/HOUSE | Louise Cane 16-03-2018 | Cllr Piper | Mr Chapman 01580 2304 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Ms F Lee | | Tylers Cottage | 50 Oakhill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Part demolition of existing single storey rear extension and link. Proposed two storey and single storey extension with glazed infill extension. Alterations to fenestration. Minor internal alterations. | | | | |

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|--|------------------------|-------------------------|------------------------|-------------------------|
| 14 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00615/LBCALT | Louise Cane 16-03-2018 | Cllr Piper | Mr Chapman 01580 2304 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Ms F Lee | | Tylers Cottage | 50 Oakhill Road | Kippington |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 26/02/18 |
| Part demolition of existing single storey rear extension and link. Proposed two storey and single storey extension with glazed infill extension. Alterations to fenestration. Minor internal alterations. | | | | |

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|---|-----------------------|--------------------------|------------------------|-------------------------|
| 15 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00639/HOUSE | Holly Pockett 19-03-2018 | Cllr Raikes | Mr Atkins 08001223839 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs Stone | | | 24 Hitchen Hatch Lane | St Johns |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 01/03/18 |
| Construction of a rear dormer to facilitate a loft conversion with conservation roof lights to the front | | | | |

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|---|-----------------------|--------------------------|------------------------|-------------------------|
| 16 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | 18/00684/HOUSE | Holly Pockett 22-03-2018 | Cllr Mrs Walshe | A C Architects 02087355 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Mr & Mrs May | | | 3 Holly Bush Lane | Eastern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 06/03/18 |
| Extend the first floor room over the under-croft to the southern boundary wall to create a wider vehicular access. | | | | |

Planning Applications to be Considered

Planning Applications received to be considered on 12 March 2018

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|------------------|------------------------|-------------------------|------------------------|-------------------------|
| 17 | <i>Plan Number</i> | <i>Planning officer</i> | <i>Town Councillor</i> | <i>Agent</i> |
| | SE/17/03649/FUL | Mr M Mirams 16-03-2018 | Cllr Mrs Parry | Mr McCaffrey 01908 3052 |
| <i>Applicant</i> | | <i>House Name</i> | <i>Road</i> | <i>Locality</i> |
| Dallison Ltd | | BPI Films | The Moor Road | Northern |
| <i>Town</i> | | <i>County</i> | <i>Post Code</i> | <i>Application date</i> |
| | | | | 01/03/18 |

The redevelopment of the site to include four employment buildings for open B1(b), B1(c), B2 and B8 use. Associated parking and landscape planting.

SE/17/03649/FUL - Amended plan

Revised plans providing updated elevations.

SE/17/03649/FUL - Amended plan

Additional information provided on land contamination, delivery hours and lighting to footpath.