

Committee: Council

Agenda Item

Date: 26 July 2016

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Title: Local Plan Development Strategy

Author: Richard Fox, Planning Policy Team Leader Item for decision

Summary

1. This is a covering report for the enclosed paper and appendix that were considered at the Planning Policy Working Group on 12 July and Cabinet on 14 July.

Recommendations

2. The preferred strategy for the Local Plan is Scenario 5 (Hybrid Distribution Strategy – New Settlement(s), Main Towns and Villages), as attached at the Appendix to the report, and that contingency is built into the Plan to allocate further homes if necessary;

the following conditions are stipulated as part of the adoption of Scenario 5:

- that a five year land supply is available;
- the required building rate can be maintained;
- infrastructure in existing towns and villages will be enhanced and taken into account in planning developments wherever possible; and
- Garden City Principles will be used and application made to Government for funding

Scenario 4 (Combination of Development in Main Towns and Villages) will become the fall-back position if Scenario 5 cannot be adopted, but only in the circumstance that it becomes impossible to proceed with New Settlement(s).

Financial Implications

3. The preparation of the Plan will be met from the existing planning budget. There are risks of intervention and costs if the plan is not completed on time and the potential implications of loss of New Homes Bonus if the Council does not produce a plan in timely fashion. There are also the costs of defending appeals against hostile planning applications that may be submitted there is no Plan and secure 5 year land supply in place.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Reports to Planning Policy Working Group and Cabinet on 12 and 14 July.

Impact

5.

Communication/Consultation	There was extensive consultation on the Local Plan Issues and Options. Town and parish councils were consulted on the findings of the Strategic Land Availability Assessment.
Community Safety	This is an underlying theme of the Local Plan e.g. planning out crime by design.
Equalities	The Plan will be subject of an equalities impact assessment.
Health and Safety	N/A
Human Rights/Legal Implications	The Local Plan will need to comply with planning legislation.
Sustainability	This is an underlying theme of the Local Plan e.g. ensuring homes and jobs are provided near to each other and minimising reliance on the private car.
Ward-specific impacts	Some wards may be affected by site specific proposals but the overall distribution strategy for the Plan is a matter for all wards.
Workforce/Workplace	It is a Council Plan, to be contributed and owned by all staff, not just the planning policy team. The progress and approval of the plan is key to the delivery of the Council's objectives and work of all staff and because of the potential financial implications could impact on the size and shape of the workforce.

Situation

6. The enclosed reports and Appendix were considered by the Planning Policy Working Group on 12 July and Cabinet on 14 July. The reports are self-explanatory.

Risk Analysis

7.

Risk	Likelihood	Impact	Mitigating actions
The Council fails to adopt a “sound” Plan	2 – Unlikely.	3 – Will result in the Local Plan being found unsound. Significant impact on planning policy and planning applications.	The Council has an adopted SHMA, undertaken a review of the evidence base, appraised the development scenarios and will undertake a sustainability appraisal of allocations Duty to Co-operate discussions are nearing conclusion. The Council continues to monitor the outcome of other examinations, legal challenges and receives advice from critical friends.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.