

**Committee:** Planning Policy Working Group

**Agenda Item**

**Date:** 29 September 2015

**10**

**Title:** Assessment of large scale proposals submitted through the Call for Sites against the Garden City Principles update

**Author:** Andrew Taylor, Assistant Director Planning and Building Control

---

### Summary

1. This report updates Councillors on the work being undertaken to assess the larger scale/new settlement proposals received as part of the Call for Sites.
2. This work is due to be published later in 2015 as part of the wider Call for Sites information and assessment.

### Recommendations

3. That the Working Group note the work being undertaken.

### Financial Implications

4. Costs of the work can be met from existing budgets and reserve.

### Background Papers

5. 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.

None

### Impact

- 6.

Communication/Consultation	The Call for Sites and the assessment will not be subject to formal public consultation. The sites chosen by the Council as part of the draft Local Plan will be subject to consultation which will be carried out in accordance with the Statement of Community Involvement.
Community Safety	N/A
Equalities	The policy documents which will be prepared are subject to separate equalities impact assessments.

Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	The policy documents which will be prepared are subject to separate equalities impact assessments.
Ward-specific impacts	All
Workforce/Workplace	Existing staff resources.

### Situation

7. The Council carried out a Call for Sites during April – June 2015 which resulted in the submission of a large number of sites.
8. These sites are being assessed through a Sustainability Appraisal by ECC Place Services. This information will then be used to compile a formal Strategic Housing Land Availability Assessment and a linked Employment Land Availability Assessment. These documents together with all the submission documents are due to be published, once completed, later in 2015.
9. The Call for Sites included the submission of a number of larger scale proposals, both linked to existing settlements and free standing. As part of the assessment, and to aid Councillors future considerations, these proposals are being assessed in more detail against the nine Garden City principles.
10. Councillors will remember the presentation by Garden City Development CIC at a previous Working Group and that the Call for Sites and the forthcoming public consultation raise the prospect of larger scale development being carried out in accordance with Garden City principles. Councillors requested that officers investigate these issues in more detail so that when the time came for a formal decision as to whether to pursue this option or not, Councillors would be in a good position to decide with sufficient information upon which to base their decision.
11. The Council have retained the services of Garden City Developments CIC to advise and support officers in the appraisal of the submissions.
12. All proposals of over 1,000 units have been invited to present their schemes and to discuss the deliverability and how they perform against the Garden City principles. An assessment of each scheme based on the principles will be brought to a future Working Group and published as additional material on the Strategic Land Availability Assessment.

13. This work and assessment will not be used to decide between sites at this stage but will assist Councillors in considering the various delivery strategies and their deliverability.

## Conclusion

14. The detailed assessment of submissions in relation to garden City principles is being undertaken by officers advised by Garden City Developments. This work will be presented to a future Working Group.

## Risk Analysis

15.

Risk	Likelihood	Impact	Mitigating actions
The plan maybe found unsound because the plan has not been prepared in accordance with up to date and robust evidence	1. The production of robust evidence on a cross border basis using experience consultants reduces the risk of impact.	3.If the plan is found unsound this will cause delay and uncertainty	Ensure that the evidence base is kept up to date and refreshed as necessary.

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.