

**Committee:** Cabinet **Date:** 2 September 2021  
**Title:** New Communities Collaboration Partnership  
**Portfolio Holder:** Councillor John Evans, Portfolio Holder for Planning and the Local Plan  
**Report Author:** Roger Harborough, Director of Public Services **Key decision:** No  
01799 510457

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## Summary

1. This report describes a proposed Partnership Approach to creating new communities as part of preparing the new local plan for the district. The report also includes a Model Memorandum of Understanding that landowners, promoters and developers of larger development sites will be invited to sign with the Council as part of the Partnership Approach.

## Recommendations

2. (i) To support the proposed New Communities Collaboration Partnership approach set out in Appendix 1 for any larger development sites in the forthcoming new local plan;  
  
(ii) To endorse the Model Memorandum of Understanding set out in Appendix 2 as the basis for discussion and agreement between the Council and landowners, developers or promoters of large scale development sites in the forthcoming new local plan.

## Financial Implications

3. The preparation of the Partnership approach described in this report is provided for in the approved local plan budget of the Council.

## Background Papers

4. No additional papers were referred to by the author in the preparation of this report.

## Impact

Communication/Consultation	No impact to date. The Partnership approach will be subject to discussion with landowners, developers and promoters of
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	development sites
Community Safety	No impact
Equalities	No impact
Health and Safety	No impact
Human Rights/Legal Implications	No impact
Sustainability	Linked directly to the local plan.
Ward-specific impacts	Indirect link to all wards in conjunction with the emerging local plan,
Workforce/Workplace	No impact

## Situation

5. Work is progressing on the preparation of the new local plan with the intention of reporting a first draft (Regulation 18) version of the document to Cabinet and Council early in 2022. This first draft will then be subject to formal consultation in Spring 2022. A separate report is included in this agenda setting out a Preliminary Outline Strategy for the new local plan.
6. As part of work to prepare the local plan, officers are carrying out technical assessments of 299 sites that have been proposed for development. A number of these sites, or clusters of these sites, involve larger scale development that would be delivered over 30 or more years. A partnership approach between the Council and those delivering the development is recommended to ensure that the Council's objectives on matters such as net zero carbon, community involvement and long term stewardship are fully met over this longer time span.
7. The Cabinet is recommended to support the partnership approach described in Appendix 1 to apply to any larger scale development proposals that come forward as part of the local plan process. The Cabinet is also requested to endorse a Model Memorandum of Understanding (MOU) set out in Appendix 2 as a first step in the partnership approach. The detail of each MOU may vary between different development sites but each document to be entered into will follow the principles set out in the Model MOU.
8. The Model MOU has been drafted to be signed by the Council and the landowner, promoter or developer in advance of the preparation of the first draft of the local plan and is consequently without prejudice to the decision by the Council on any particular site. If a site is not chosen by the Council then the signed MOU will have no further effect. The Council will be making decisions on preferred site allocations based on sound planning reasons and robust evidence, nevertheless the entry into a signed MOU will give the Council

significant reassurance that potential private sector partners support fully the Council’s objectives and are committed to meet the representations and help deliver the promises set out in their proposals.

## Risk Analysis

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Risk	Likelihood	Impact	Mitigating actions
The proposed new communities are not delivered in line with the Council’s objectives	3 - Medium risk given that the principles represent best practice.	3 - The impact would be high given that the Council is committed to create new Communities that are net zero carbon neutral, accord with the TCPA Garden City principles and are co-designed with local communities	Establishment of an effective partnership strategy. In default, consideration might be given to the use of Locally Led Development Corporations.

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.