

<b>CABINET</b>	AGENDA ITEM No. 7
<b>20 JULY 2015</b>	PUBLIC REPORT

Cabinet Member(s) responsible:	Councillor Peter Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer(s):	Simon Machen Corporate Director of Growth and Regeneration Richard Kay – Head of Sustainable Growth Strategy	Tel. 453492 Tel. 863796

## REVIEW OF THE PETERBOROUGH LOCAL PLAN

R E C O M M E N D A T I O N S	
<b>FROM :</b> Corporate Director of Growth and Regeneration	<b>Deadline date :</b> <i>Not Applicable</i>
It is recommended:	
<p>1. That Cabinet authorises officers to commence a review of the Local Plan; and</p> <p>2. That Cabinet approves the attached Local Development Scheme (LDS), which sets out a timetable for the production of a new Local Plan, and brings it into effect from 31 July 2015</p>	

### 1. ORIGIN OF REPORT

1.1 This report is submitted Cabinet following a request by the Cabinet Member.

### 2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to enable Cabinet to consider the proposal to commence preparation of a Local Plan for Peterborough and, if it is agreed a new Local Plan should be produced, seek Cabinet's approval for an updated Local Development Scheme (LDS) which outlines the timetable for preparing the Local Plan.

2.2 This report is for Cabinet to consider under its Terms of Reference No. Para 3.2.1 To take collective responsibility for the delivery of all strategic Executive functions within the Council's Major Policy and Budget Framework and lead the Council's overall improvement programmes to deliver excellent services.

### 3. **TIMESCALE** (If this is not a Major Policy item, answer **NO** and delete second line of boxes).

Is this a Major Policy Item/Statutory Plan?	<b>NO</b>	If Yes, date for relevant Cabinet Meeting	n/a
---	-----------	---	-----

### 4. BACKGROUND

4.1 The Council has an adopted Local Plan, albeit made up of a collection of documents:

- Core Strategy (Feb 2011)
- Site Allocations (April 2012)

- Planning Policies (Dec 2012)
- City Centre Plan (Dec 2014)

4.2 We are at a point whereby it is appropriate for the Council to decide whether the time is right to commence a review of its Local Plan. The existing Local Plan runs to 2026. A new Local Plan would extend the plan period to 2036. This report sets out reasoning why it may be appropriate to do so.

### **Advantages of commencing a Local Plan review**

4.3 In short, the following reasons are advantages of commencing a Local Plan review (see Appendix 1 for more details):

- (i) To ensure that new development continues to take place in planned locations and help demonstration of a '5 year housing land supply' (a Government requirement), reducing the risk of challenge from speculative, unplanned development.
- (ii) An opportunity to identify new locations for growth in Peterborough, which in turn will meet our longer term housing and employment needs.
- (iii) To maintain the Council's strong reputation for high quality strategic planning by keeping the Local Plan as up to date as possible.
- (iv) Certainty about future housing delivery
- (v) Align preparation of a new Local Plan with the review of other corporate strategies, including the Local Transport Plan, Housing Strategy and Green Infrastructure Plan.
- (vi) Identification of additional employment sites to accommodate increasing commercial demand.
- (vii) Continued and potentially additional income via New Homes Bonus, business rate growth and council tax income.
- (viii) Overall, an up-to-date Local Plan, covering a longer time frame, means more certainty for everyone (the public, developers and public service providers) about where growth will take place.

### **Other considerations**

4.4 There are other considerations which may determine that now is not an appropriate time to commence a Local Plan review. These are mainly twofold:

- **The cost:** Preparing a new Local Plan will require staff resources and some finance to cover necessary expenses (such as examination fees). However, with careful management, the costs associated with preparing a Local Plan should be able to be met from existing budgets.
- **The temporary uncertainty:** It is inevitable that through the preparation of a Local Plan, uncertainty and concerns will arise as to where new growth may or may not occur. However, with careful management of the process, and clear and consistent communication messages throughout, this uncertainty should be minimised (as well as the benefits of a new Local Plan clearly expressed and communicated)

### **Process for preparing a new Local Plan**

4.5 If it is agreed that a review commences, then preparing a Local Plan is a statutory process which from start to finish will take about three years. There are normally 3 rounds of public consultation followed by public examination by the Planning Inspectorate, and finally adoption by Full Council. National Policy strongly recommends production of a single all-embracing Local Plan, rather than the previous Government-recommended approach of having a collection of plans as we currently have in Peterborough. It is therefore proposed that a single Local Plan be prepared.

## **Local Development Scheme**

- 4.6 The first legal step, should a new Local Plan be commissioned today, is to adopt a Local Development Scheme (LDS) setting out the timetable for preparing a new Local Plan. It is unlawful to prepare a Local Plan without first agreeing and publishing a LDS.
- 4.7 Should Cabinet decide, therefore, to agree in principle to commencement of a new Local Plan then it is next asked to agree the attached LDS (see Appendix 2)

## **5. ANTICIPATED OUTCOMES**

- 5.1 That Cabinet will agree, in principle, to commencement of a Local Plan and, if Cabinet does so, also approve the attached Local Development Scheme which sets out the timetable for preparing a new Local Plan.

## **6. REASONS FOR RECOMMENDATIONS**

- 6.1 It is recommended a Local Plan be commenced for the reasons stated in Appendix 1

## **7. ALTERNATIVE OPTIONS CONSIDERED**

- 7.1 Do nothing and review the situation in 12 months. This option was rejected because it would fail to take advantage of the benefits of commencing a new Local Plan, as set out in this report.

## **8. IMPLICATIONS**

- 8.1 **Legal Implications** – It is a legal requirement for the Council to have an LDS in place at all times. The Council can only prepare new Development Plans (Local Plans) in accordance with the LDS. Adoption of the attached LDS would therefore enable a new Local Plan to be prepared. If it is not adopted, it would be unlawful to commence a new Local Plan.
- 8.2 For the avoidance of doubt, the decision to commence (or not) a new Local Plan has no impact on the legal status of existing adopted planning policy documents in operation in Peterborough. Such documents will continue to be used to determine planning application and similar proposals.
- 8.3 **Financial Implications** – Preparing a new Local Plan requires resources to pay for staff, essential supporting evidence base documentation, consultation costs and independent examination costs. However, with careful management, the costs associated with preparing a Local Plan should be able to be met from existing budgets.
- 8.4 **Human Resources** – no implications
- 8.5 **Equality & Diversity** – The preparation of the Local Plan will be an opportunity to positively address equality and diversity issues. Formal assessments in this regard will be undertaken as the Local Plan begins to emerge.

## **9. BACKGROUND DOCUMENTS**

Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985)

This page is intentionally left blank