

Appendix 1: advantages of preparing a review of the Local Plan

Summary of advantage	Further details
<p>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.</p>	<p>Whilst we still have a significant supply of allocated housing sites this includes large urban extensions and this can be a risk to delivery in the short term.</p> <p>The national planning system is founded heavily on delivering accelerated housing growth and is weighted in favour of development proposals, even on unallocated land, where a '5 year land supply' cannot be evidenced.</p> <p>Preparing a new Local Plan will give the Council the opportunity to allocate new development sites, and thus ensure we meet the '5 year land supply' requirement.</p> <p>Not preparing a new Local Plan might mean we cannot demonstrate such a supply, with the subsequent risk of development taking place in unplanned locations on the edges of our settlements, including villages. This creates uncertainty in communities and also has significant implications for infrastructure, such as school place planning.</p>
<p>An opportunity to identify new locations for growth in Peterborough, which in turn will meet our longer term housing and employment needs.</p>	<p>The Council has recent evidence through the Strategic Housing Market Assessment which indicates that our growing population, and demographic changes, is creating the need for further housing sites to be allocated to meet need/demand.</p> <p>The precise need will be determined as part of preparing the Local Plan, but is likely to be around 1,100 -1,200 per annum, over the period to 2036.</p>
<p>To maintain the Council's strong reputation for high quality strategic planning by keeping the Local Plan as up to date as possible.</p>	<p>The current Local Plan (known locally as the Peterborough Core Strategy) is now 4 years old, and will be 7 years old by the time any replacement document is adopted. The planning policy team is highly successful in securing contracts with other Local Authorities to deliver their planning policy services. The team currently has contracts with Central Lincolnshire (North Kesteven, Lincoln City, and West Lindsey), East Cambridgeshire and Fenland District Councils. It is important that our own policy documents remain current and robust if we are to continue to work with other authorities.</p>
<p>Certainty about future housing delivery.</p>	<p>A review of the Local Plan will, ultimately, lead to new sites allocated which will increase the supply of land available for delivering new homes.</p>
<p>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.</p>	<p>A review of the Local Plan at this stage will coincide with plans to review other key corporate strategies. It will enable a co-ordinated response to the Council's strategic priorities and ensure a more holistic approach to delivery.</p>
<p>Identification of additional employment sites to</p>	<p>Property agents are indicating that there is a risk of demand outstripping supply in the medium term for commercial and, particularly, office sites. Changes to the</p>

<p>accommodate increasing commercial demand.</p>	<p>planning system by Government which allow offices to be converted to residential use without the need for planning permission has also reduced available commercial stock. This is an important issue for business rate growth.</p>
<p>Continued and potentially additional income via New Homes Bonus, business rate growth and council tax income.</p>	<p>By increasing the supply of sites available for the delivery of new homes and employment we increase the potential to generate more income for the Council as well as enhance the wider economy for Peterborough.</p>
<p>Overall, an up-to-date Local Plan, covering a longer timeframe, means more certainty for everyone (the public, developers and public service providers) about where growth will take place.</p>	<p>An up to date Local Plan provides certainty for developers, land owners, service providers and local residents in terms of where future development will take place. Infrastructure providers (e.g. Education, Highways, NHS facilities) will also have more certainty to plan for future provision contributing to the development of sustainable communities.</p>