

<b>SUSTAINABLE GROWTH AND ENVIRONMENT CAPITAL SCRUTINY COMMITTEE</b>	<b>Agenda Item No. 8</b>
<b>12 NOVEMBER 2015</b>	<b>Public Report</b>

<b>Report of the Corporate Director, Growth and Regeneration</b>		
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## **PETERBOROUGH PRELIMINARY DRAFT LOCAL PLAN**

### **1. PURPOSE**

- 1.1 This report is submitted to the Sustainable Growth and Environment Capital Scrutiny Committee following the approval of the council's Local Development Scheme (LDS) by Cabinet in July 2015, which identifies that the council will prepare a Preliminary Draft version of the Local Plan for public consultation in January 2016.

### **2. RECOMMENDATIONS**

- 2.1 The purpose of this report is to enable the Committee to comment on the Preliminary Draft Local Plan before it is submitted to Cabinet on 14 December for approval for the purpose of public consultation in January 2016.

### **3. LINKS TO THE SUSTAINABLE COMMUNITY STRATEGY**

- 3.1 The Preliminary Draft Local Plan sets the overall strategy for development of Peterborough to 2036. The vision, objectives and priorities of the Plan have been informed by the Sustainable Community Strategy and are also closely linked to the council's Environment Capital Action Plan.

### **4. BACKGROUND**

- 4.1 In July 2015 Cabinet agreed prepare a new Local Plan. We are reviewing the Local Plan for the following reasons:

- The Core Strategy is now four years old and pre dates the NPPF
- Updated housing forecast and needs data has been published
- 'Five year land supply' issues
- Availability of suitable employment land

The council is preparing a new Local Plan that will set out how the city and surrounding villages will grow and change over the next 25 years. It will replace the following adopted Development Plan Documents (DPDs), which in effect will be merged in to the new single Local Plan:

- Core Strategy DPD (2011),
- Site Allocations DPD (2012),
- Planning Policies DPD (2012) and
- City Centre DPD (2014).

The existing DPDs are relatively recent and all have been updated in the last five years, therefore it is not necessary to re write a new plan from scratch. Many of the existing policies are proposed to be included in the new Plan.

The Preliminary Draft version of the Local Plan will set out the broad distribution for growth and will extend the existing plan period from 2026 to 2036. The new Local Plan proposes to set the following growth targets:

<b>Peterborough Local Plan Growth Targets 2015 to 2036</b>	
Housing requirement	23,907 dwellings
Employment requirement	22,024 jobs

At this stage the attached plan does not identify the precise sites required to deliver the housing and jobs growth targets. As part of the consultation process we will ask the public, developers, landowners, agents and parish councils to suggest sites for future housing, employment, retail, leisure and other provision, that are available and deliverable. All sites will be assessed, in spring 2016, against a detailed assessment criteria and the preferred sites will be included in the next version of the plan due for public consultation in July 2016.

## 5. KEY ISSUES

5.1 The Preliminary Draft version of the Local Plan is structured as follows:

**Part A** – sets the overall vision and objectives for the future of Peterborough and the surrounding villages. This links closely to the council’s Environment Capital Action Plan.

**Part B** – Identifies the broad distribution and areas for future housing and employment.

It is proposed that the overall development strategy is to continue that set out in the adopted Core Strategy and to focus the majority of new development in and close to the urban area of Peterborough, with limited development in the rural areas. The individual sites required to meet the growth targets set out above, will be identified in the next version of the plan due to be published in summer 2016.

It also proposes a Settlement Hierarchy that ranks each settlement according to its size and range of services and facilities, this helps to guide the scale and location of new development. It also helps to protect the character of the landscape by placing restrictions on development outside the defined settlement boundaries. Following a detailed review of all village services and facilities the policy does not propose any changes to the hierarchy established in the adopted Core Strategy.

**Part C** – includes the detailed policies, criteria and standards that will be used in determining planning applications. The draft Local Plan will include policies (or options, as appropriate) relating to issues such as:

- Housing – the proposed policy ensures that new housing which will meet the needs of all communities is delivered. It includes the need for a range of types and size of homes, including affordable housing. There are also specific policies about meeting the need for prestigious homes and to identify plots for self-build properties; and a policy that sets the criteria for determining if a site for Gypsy and Travellers would be suitable or not. This is based on the existing criteria as set out in the Core Strategy.
- Transport – The proposed policy is based on the principles set out in the emerging Local Transport Plan, it includes a number of different options for car parking standards.
- Infrastructure – the proposed policy ensures that the future growth is supported by the necessary infrastructure such as schools, roads and health and community facilities. This links to the council’s adopted Developer Contributions SPD and the Community Infrastructure Levy. A further policy highlights areas of land to be safeguarded for future infrastructure projects, such as road improvements or junction enhancements.
- Retail and other town centre development – this proposed policy places the city centre

at the top of the hierarchy in terms of retail, leisure, cultural and tourism facilities, in line with national policy.

- Urban design – the proposed policy identifies the design principles that must be met by all new development, as well as the detailed requirement for new residential development to make sure there is no unacceptable impact on the amenity of nearby properties. This is based on the design principles set out in the adopted Core Strategy.
- Historic Environment – this proposed policy aims to protect, enhance and conserve the important heritage assets throughout Peterborough through the special protection afforded to listed buildings and conservation areas.
- Open Space – the proposed policy looks to protect existing green open space and will set requirements for provision within new development.

The plan also includes a new policy to protect Local Green Spaces as set out in national policy. Therefore local communities are asked to put forward sites they would like to be considered.

The draft Local Plan also carries over the existing Green Wedge policy that protect specific areas that are under considerable pressure for development and which, if built on would result in the coalescence of urban areas with nearby settlements.

- Biodiversity - the proposed policy protects designated international, national and local wildlife sites from development that could harm the habitat or protected species.

Each policy and all reasonable alternative options will be assessed against the council's sustainability framework which is linked to the council's Environment Capital Action Plan.

## **6. IMPLICATIONS**

- 6.1 The Preliminary Draft Local Plan will have implications for all sectors of the community throughout the Local Authority area.

Legal Implications - The Council must follow due Regulations in preparing the Local Plan. Eventually, once the final document is adopted in 2018, the council has a legal duty to determine planning applications in accordance with the plan.

Financial Implications - There are no immediate financial implications flowing from the approval of the Preliminary Draft version of the Local Plan simply because this is not the 'final' plan. However, Members should be aware of two future financial implications:

- (a) The council owns land that may be identified for future development and there could be financial implications on the value of that land. To be clear, all council owned land will be assessed and treated like all other proposed areas for development.
- (b) There could be indirect financial implications arising from the development of sites (e.g. provision of infrastructure and services for the new residents, Community Infrastructure Levy monies and s106 arrangements, and increased business rates, council tax or other receipts).

## **7. CONSULTATION**

- 7.1 Subject to council approval, public consultation on the Preliminary Draft Local Plan will take place in January 2016, in accordance with the requirements set out in the Statement of Community Involvement (SCI).

## **8. NEXT STEPS**

- 8.1 It is anticipated that the Committee will offer comments on the draft Local Plan. The document

and any comments made by committee will be presented to Cabinet (14<sup>th</sup> December 2015). Cabinet will then be requested to approve the Preliminary Draft Local Plan for public consultation in early 2016.

All comments received will be reviewed and any necessary changes will be made. All sites suggested to the council during the consultation will be assessed against the detailed assessment criteria. A new version will be produced for further consultation. The Local Plan will undergo the following processes:

- Public consultation on the further draft Local Plan – July/August 2016
- Public consultation on the final version of the plan – February/March 2017
- Submission to government – Spring 2017
- Independent examination – Autumn 2017
- Adoption – late 2017 or early 2018.

## **9. BACKGROUND DOCUMENTS**

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

9.1 Local Development Scheme (July 2015)

## **10. APPENDICES**

10.1 Appendix 1 - Preliminary Draft Local Plan