

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

Cabinet Member responsible:	Councillor Peter Hiller Cabinet Member for Growth, Planning, Housing and Economic Development	
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## PETERBOROUGH PRELIMINARY DRAFT LOCAL PLAN

R E C O M M E N D A T I O N S	
<b>FROM :</b> Simon Machen, Corporate Director of Growth and Regeneration	<b>Deadline date :</b> 7 December 2015
<ol style="list-style-type: none"> <li>1. That Cabinet approves the Preliminary Draft version of the Peterborough Local Plan for public consultation starting in early 2016; and</li> <li>2. That Cabinet delegates authority to officers to make any minor, inconsequential amendments to the Document prior to its publication (in order to correct matters of fact or aid clarity to the reader).</li> </ol>	

### 1. ORIGIN OF REPORT

- 1.1 This report is submitted to Cabinet 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. PURPOSE AND REASON FOR REPORT

- 2.1 The purpose of this report is for Cabinet to approve the Preliminary Draft version of the Local Plan for public consultation.
- 2.2 The Preliminary Draft Local Plan can be viewed at Appendix 1.
- 2.3 This report is for Cabinet to consider under its terms of reference No. 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

Is this a Major Policy Item/Statutory Plan?	<b>YES</b>	If Yes, date for relevant Cabinet Meeting	7 December 2015
Date for relevant Council meeting	N/A for this Draft.  Full Council will consider a final version for adoption in 2017/18.	Date for submission to Government Dept	N/A

#### 4. PETERBOROUGH LOCAL PLAN (PRELIMINARY DRAFT)

##### Introduction

- 4.1 In July 2015 Cabinet agreed a timetable for preparing a new Local Plan, based on the following main reasoning:
- The Core Strategy (part of the current Local Plan) is now four years old and pre dates the National Planning Policy Framework (NPPF)
  - Updated housing forecast and needs data has been published
  - The need to maintain a 'Five year land supply' of deliverable housing sites
  - Availability of suitable employment land
- 4.2 The new Local Plan will set out how the city and surrounding villages will grow and change over the next 20 years. It will replace the following adopted Development Plan Documents (DPDs):
- Core Strategy DPD (2011),
  - Site Allocations DPD (2012),
  - Planning Policies DPD (2012) and
  - City Centre DPD (2014).
- 4.3 The existing DPDs are relatively recent, and are largely consistent with Government Policy 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.
- 4.4 The Preliminary Draft version of the Local Plan, as attached, propose extending the existing plan period from 2026 to 2036. It sets out suggestions for the broad distribution for growth and is proposing the following growth targets:

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

- 4.5 At this stage the attached plan does not identify the additional 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 summer 2016.

##### KEY ISSUES

- 4.6 The Preliminary Draft version of the Local Plan is structured as follows:
- 4.7 **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.
- 4.8 **Part B** – Identifies the broad distribution and areas for future housing and employment.
- 4.9 It is proposed that the overall development strategy is to continue that set out in the adopted Core Strategy and to focus new development in the existing urban area of Peterborough, and urban extensions and/or nearby large scale allocations with limited development in the rural villages. 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.
- 4.10 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.

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

- Housing – the proposed policy ensures that new housing will meet the needs of all communities. 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 criteria set out in the existing 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 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 existing 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.

4.12 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.

## **5. CONSULTATION**

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

5.2 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 detailed assessment criteria. A second version of the draft Local Plan will be produced for further consultation. The Local Plan will go through the following stages:

- Public consultation on the Preliminary Draft Local Plan Jan/Feb2016
- Public consultation on the 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.

5.3 A draft of the attached Local Plan was presented to Planning Committee on 10 November 2015 and Sustainable Growth and Environment Capital Scrutiny Committee on 12 November 2015. The following comments were received:

- The importance of councillor involvement in the site selection process, and the need for a member working group.
- Ensure consistency with the emerging Local Transport Plan
- Need to look at cemetery provision and identify future sites

These comments have been noted, and the attached Local Plan amended accordingly.

## **ANTICIPATED OUTCOMES**

6.1 It is anticipated that Cabinet approves the Preliminary Draft Local Plan for public consultation in early 2016.

## **7. REASONS FOR RECOMMENDATIONS**

7.1 Cabinet are asked to approve the Preliminary Draft version of the Local Plan so that public consultation can be carried out on this document.

## **8. ALTERNATIVE OPTIONS CONSIDERED**

8.1 The alternative option of not preparing a new Local Plan was rejected by Cabinet in July 2015 as part of the approval of Local Development Scheme.

8.2 The alternative options for each policy will be assessed as part of the Local Plan Sustainability Appraisal Report to be published in January 2016 alongside the Preliminary Draft Local Plan for public consultation. Consultation will also help inform the council of options which can be considered as the plan progresses.

## **9. IMPLICATIONS**

9.1 The Local Plan, when adopted in 2018, will have implications for all sectors of the community throughout the 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 - The cost of producing the new Local Plan is covered by existing budgets.

**10. BACKGROUND DOCUMENTS**

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

Peterborough Local Development Scheme (July 2015)

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