

CABINET	AGENDA ITEM No. 9
25 SEPTEMBER 2017	SUPPLEMENTARY REPORT

Report of:	Simon Machen - Corporate Director Growth and Regeneration	
Cabinet Member(s) responsible:	Councillor Hiller - Cabinet Member for Growth, Planning, Housing and Economic Development	
Contact Officer(s):	Richard Kay - Head of Sustainable Growth Strategy	Tel. 863795

PETERBOROUGH LOCAL PLAN PROPOSED SUBMISSION - SUPPLEMENTARY REPORT

UPDATED RECOMMENDATIONS	
FROM: Corporate Director of Growth and Regeneration	Deadline date: N/A
<p>It is recommended that Cabinet defers a decision on the Proposed Submission ('Publication Draft') Local Plan for a period of 2-3 months, to enable officers to (a) fully appraise the new method for calculating housing need, and (b) bring back to Cabinet a revised housing target and a subsequent revised set of proposed allocations.</p>	

1. BACKGROUND AND KEY ISSUES

1.1 This report is a Supplementary Report to the previously published report. The Supplementary Report is considered necessary so as to draw to the attention of Cabinet an important document published by Government on 14 September, a document which was unable to be considered as part of the original report.

Government Proposal and Implications

1.2 On Thursday 14 September 2017, Government launched an important consultation document entitled "**Planning for the right homes in the right places**".

1.3 In that document is a proposal for a new standard method for calculating the housing need of a district, a method which would replace the costly and varying methods currently applied by different councils, Peterborough included.

1.4 As part of the document, Government has also applied the standard method it is proposing and issued the subsequent housing need which would arise for every district in the country.

1.5 On initial analysis, this appears to demonstrate that the housing need for Peterborough is less than that currently identified in the plan presented to you in your original agenda item papers. The full details of the new method needs appraising and understanding, and the results compared with our current local based method. However, officers believe it will result in between 1,000 and 2,000 less dwellings over the plan period, and likely at the mid to upper end of that range.

1.6 For places like Peterborough which are reasonably well advanced with preparing its Local Plan, Officers understanding of the Government proposals is that such places have a choice. Either:

- Remain with the 'old' local method, and if a place does so it will be immune from challenge for not using the new method, provided its Local Plan is submitted by March 2018; Or
- Use the new method.

1.7 Subject to detailed consideration, Officers believe that the new method appears, in principle, sensible and practical. Officers also see no reason to not use an up-to-date standard method in the Local Plan.

1.8 The alternative of continuing to rely on our local method, will inevitably mean our method will come under challenge as resulting in either a too low or a too high figure.

1.9 The new method also appears to slightly ease the burden of demonstrating a five year land supply, thus making the Local Plan more robust in the future.

1.10 Using the new method, with its lower housing numbers, will likely mean one or more sites, from those as recommended to you in your original agenda item papers, being recommended to be removed (though it is unlikely this will include sites which are programmed for delivery in the first five years – we need those sites for five year land supply purposes).

1.11 Overall, therefore, Officers believe a short delay to preparing the Local Plan is undertaken, to enable the new method to be fully understood and revised recommendations on housing targets and allocation sites to be put to Cabinet.

1.12 That said, Officers believe that today's item should not be deferred completely. Views on the wide range of other matters in the Local Plan as presented would be most welcome, so as to save time and debate at a future meeting.

1.13 However, in terms of the substantive recommendation, Simon Machen, as Corporate Director for Growth and Regeneration, is proposing a new recommendation as set out at the head of this Supplementary Report.

2. ANTICIPATED OUTCOMES OR IMPACT

2.1 That Cabinet will agree to a short delay in considering the Local Plan, for reasons set out in this report.

3. REASON FOR THE UPDATED RECOMMENDATION

3.1 The updated recommendation is for reasons set out in this report, namely due to the very recent publication of a Government document which materially affects the preparation of a Local Plan for Peterborough.

4. ALTERNATIVE OPTIONS CONSIDERED

4.1 The alternative is to agree the original recommendations as set out in the original agenda item report. This remains a reasonable alternative option, because Government has set out clearly a 'transitional' arrangement for implementation of its proposals, as referred to above. Peterborough could take advantage of such transitional arrangements. However, this option has been rejected because it is considered that the most suitable course of action is to align the content of the Local Plan to the most up to date national policy, and in doing so likely result in a more robust Local Plan in the longer term. A short delay of no more than 3 months (likely significantly less) will enable that alignment to take place, a benefit which is considered to outweigh the cost of a short delay.

5. IMPLICATIONS

Financial Implications

5.1 The financial implications remain the same as set out in the original agenda item report

Legal Implications

5.2 The legal implications remain the same as set out in the original agenda item report.