

PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE	AGENDA ITEM No. 6
27 JUNE 2023	PUBLIC REPORT

Report of:	Adrian Chapman – Executive Director Place and Economy	
Cabinet Member(s) responsible:	Cllr Marco Cereste, Cabinet Member for Growth and Regeneration	
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PETERBOROUGH LOCAL PLAN ISSUES AND OPTIONS CONSULTATION DOCUMENT

RECOMMENDATIONS	
FROM: Adrian Chapman – Executive Director Place and Economy	Deadline date: Cabinet 10 July 2023
<p>The Planning & Environmental Protection Committee is asked to comment on the Local Plan Issues and Options consultation document before it is submitted to Cabinet on 10 July for approval for the purpose of public consultation from July to September 2023.</p>	

1. ORIGIN OF REPORT

1.1 This report is submitted to the Planning and Environmental Protection Committee following the approval of the council’s Local Development Scheme (LDS) by Council in January 2023, which identifies that the council will prepare an Issues and Options version of the Local Plan for public consultation in July and August 2023.

2. PURPOSE AND REASON FOR REPORT

2.1 The purpose of this report is to enable the Committee to comment on the Local Plan Issues and Options consultation document (Appendix 1) before it is submitted to Cabinet on 10 July for approval for the purpose of public consultation in July to September 2023.

2.2 This report is for the Planning & Environmental Protection Committee to consider under its Terms of Reference No. 2.6.2.5:

To be consulted by, and comment on, the Executive’s draft proposals for Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs), and the Statement of Community Involvement (SCI) at each formal stage in preparation.

3. TIMESCALES

Is this a Major Policy Item/Statutory Plan?	YES	If yes, date for Cabinet meeting	10 July 2023
Date for relevant Council meeting	N/A	Date for submission to Government Dept. <i>(Please specify which Government Dept.)</i>	N/A

4. BACKGROUND AND KEY ISSUES

- 4.1 In January 2023 Council agreed to prepare a new Local Plan. We are reviewing the Local Plan for the following reasons:
- To identify new locations for growth in Peterborough, which in turn will meet our longer-term housing and employment needs.
 - To identify additional range and choice of employment sites to accommodate increasing commercial demand. This will generate wealth and improve local peoples' life chances by providing increased employment opportunities. There is evidence to suggest that the supply of employment land is tight, and a significant proportion of allocated employment land either has planning permission, is under construction, or has already been built out.
 - To align preparation of a new Local Plan with the review of other corporate strategies.
 - To ensure continued, and potentially additional, income via business rates growth and council tax.
 - To ensure that planning policies are up to date and take into account changes to national policy and changing circumstances, and opportunities that were not incorporated in the adopted Local Plan, such as climate change and biodiversity net gain.
- 4.2 An up-to-date Local Plan, covering a longer period, means more certainty for everyone (the public, developers, and public service providers) about where growth 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.
- 4.3 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 20 years. It will eventually replace the current Local Plan adopted in July 2019. It is proposed to extend the existing plan period from 2036 to 2044.
- 4.4 The existing Local Plan is less than five years old, therefore, it is not necessary to re-write a new plan from scratch, however, there have been a number of changes to national policy and the planning system which means some changes are required.
- 4.5 The Local Development Scheme (LDS) identified the Issues and Options consultation document as the first stage in the process of preparing a new Local Plan with consultation on it scheduled for July and August 2023.
- 4.6 The Issues and Options consultation document is attached at Appendix 1. It is structured around a questionnaire (see Section 3) which provides background information on a range of planning issues and sets out a series of questions about what could be included in the new Peterborough Local Plan.
- 4.7 At this early stage, no decisions have been made for the new Local Plan. For example, the Issues and Options consultation document does not include any draft policy wording, nor does it include any sites for future development.

4.8 In terms of future site allocations, the council is currently carrying out a call for sites exercise, where the public, developers, landowners, agents, and parish councils suggest sites for future housing, employment, retail, leisure, and infrastructure, that are available and deliverable. This process will run alongside the Issues and Options consultation.

4.9 All proposed sites will be assessed 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 2024.

4.10 **Structure of Issues and Option Report**

4.10.1 The Issues and Options Report will be structured around the following key questions:

4.10.2 ***What is your Vision for Peterborough?***

This section will ask people to set out their vision for Peterborough, and what they would like the city to look like by 2044. This will help identify the important issues facing the city and what kind of policies are required to help deliver the vision.

4.10.3 ***How Should Peterborough Grow?***

This section looks at how the city could grow, and includes strategic policies such as:

- Housing Growth Target
- Economic Development
- Settlement Hierarchy
- Options for distributing growth

4.10.4 The Issues and Options report explains that the Local Plan housing target must be calculated using the government standard method. This works out as 946 dwellings per year. If the Local Plan covers the period 1 April 2023 to 31 March 2044, then the Local Plan target will be 19,886 dwellings (though that figure is subject to change during the course of preparing the Local Plan due to potential government changes to the method, and more up to date data and national forecasts feeding into the calculations. That said, the expectation is that the figure is likely to be somewhere around 950 dwellings per annum throughout the 2-3 years of preparing and examining the Local Plan.

4.10.5 The report then asks people how best this level of growth should be distributed. It identifies the following six growth options:

1. Pro rata distribution
2. Urban area/urban extension focused (Local Plan carry over)
3. Village extension focused
4. Freestanding New Settlement(s)
5. Small Site Focused

The questions ask the public to provide comments about what they like and dislike about the above options as well as identifying their preferred option for the distribution of growth.

4.10.6 ***What policies should the new Plan include?***

In this section, we are interested to know what other policies the Plan could include. These other policies will be used by the Planning Team to appraise and reach decisions on all planning applications.

This section therefore identifies a number of topics and issues that could be covered, based on a review of national policy. For example:

- Health and Wellbeing
- Climate change
- Design and Amenity
- Housing Needs
- Employment
- Town Centre (retail)

- Transport and Infrastructure
- Historic Environment
- Natural Environment
- Flood and Water Management

Each topic is followed by a series of questions to help establish what policies and requirements should be included in a future draft Local Plan.

4.10.7 ***What are your priorities for the future of Peterborough?***

Once the issues and questions have been established the report moves on to look at what people's priorities are.

The new Local Plan must be aspirational, but deliverable. If the Local Plan is excessive in its requirements, we may fail to meet the area's growth needs.

Therefore, the Issues and Options document asks respondents to identify their top five issues.

5. CORPORATE PRIORITIES

5.1 The production of a new Local Plan will allow planning policies to be brought fully up to date with the corporate objectives, which amongst other things will maximise economic growth and prosperity in an inclusive and environmentally sustainable way, and create healthy and safe environments where people want to live, invest, work visit and play.

5.2 Section 2 of the Issues and Options consultation document sets out the Local Plan Vision and Objectives and explains how these link to the council's corporate priorities.

6. CONSULTATION

6.1 Subject to Cabinet approval, public consultation on the Issues and Options document will take place in July, August, and September 2023, in accordance with the requirements set out in the Council's Statement of Community Involvement (SCI).

6.2 An Interactive Questionnaire will be prepared for the consultation, which will provide a summary of the main issues and options and allow for any comments to be submitted.

6.3 The Issues and Options consultation document and Interactive Questionnaire will be made available on the Council's website at: <https://www.peterborough.gov.uk/local-plan-review>

6.4 All comments received will be reviewed and will help inform the draft version of the Local Plan (due for public consultation in summer 2024). All sites suggested to the Council during the consultation will be assessed against detailed assessment criteria.

6.5 Overall, the Local Plan will go through the following stages, as set out in the LDS:

- Public consultation on the Issues and Options - July 2023
- Public consultation on the Draft Local Plan - Summer 2024
- Public consultation on the final version of the plan - Jan/Feb 2025
- Submission to Government - Spring 2025
- Independent examination - Summer/Autumn 2025
- Adoption - early 2026

7. ANTICIPATED OUTCOMES OR IMPACT

7.1 It is anticipated that Committee will offer comments on the Issues and Options consultation document. These will be presented to Cabinet, which will take them into account in reaching a decision on recommending the document for public consultation.

8. REASON FOR THE RECOMMENDATION

- 8.1 Committee is recommended to make its comments known to assist Cabinet in reaching its decision. Cabinet will be recommended to approve the Preliminary Draft Local Plan for public consultation in July 2023.

9. ALTERNATIVE OPTIONS CONSIDERED

- 9.1 The alternative option of not preparing a new Local Plan was rejected as part of the earlier approval of Local Development Scheme.
- 9.2 The Issues and Options consultation document sets out the various option considered for each policy/topic.

10. IMPLICATIONS

Financial Implications

- 10.1 There are no immediate financial implications flowing from the approval of the Issues and Options version of the Local Plan simply because this is not the 'final' plan. However, Members should be aware of the following 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
- c) There could be increased revenue income from business rates and council tax from new businesses and homes built in the area.

Legal Implications

- 10.2 The Council must follow due Regulations in preparing the Local Plan. Eventually, once the final document is adopted in 2026, the council has a legal duty to determine planning applications in accordance with the plan.

Equalities Implications

- 10.3 Not applicable.

11. BACKGROUND DOCUMENTS

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

- 11.1 Peterborough Local Plan (July 2019)
Local Development Scheme (January 2023)

12. APPENDICES

- 12.1 **Appendix 1** - Issues and Options Consultation Document

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