

NAME OF COMMITTEE	Council
DATE	20 January 2015
REPORT TITLE	Our Plan
Report of	Community Manager and Strategic Planning Manager
WARDS AFFECTED	All wards

Summary of report:

This report seeks formal approval of the draft Our Plan document for public consultation for a period of six week under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. An annual review of the Council's position in relation to its housing land supply has also been carried out and approval is sought for the updated 2013/14 Five Year Housing Land Supply Statement.

Financial implications:

The financial strategy is an integral part of Our Plan ensuring resources and direct financial costs are managed as part of the process.

Costs in commissioning evidence to support the plan and engaging with communities have so far amounted to £46,000. There will be some small additional expense for engagement events during the Regulation 19 consultation. The cost of the Examination in Public (EIP) required for the Local Plan following submission will be in the region of £60,000.

RECOMMENDATIONS:

It is recommended that Members:-

- Approve the draft Our Plan document for the statutory consultation period of six weeks under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012
- Approve delegated authority for the Strategic Planning Manager and Community Manager to make minor changes to the document in advance of and following the consultation process
- Approve the updated Five Year Housing Land Supply Statement

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1. BACKGROUND

- 1.1 Historically the Council had two strategic plans; the Development Plan and the Connect Strategy. Given the need to work more efficiently in the new operating model and the new duty for us to produce a Local Plan with a much wider remit that goes beyond traditional planning policy Members approved the production of Our Plan as the Council's one over-arching, strategic planning document, in April 2014.
- 1.2 Since that time Officers have been working with Members, stakeholders, partners and communities to develop the plan producing a draft document which is now ready for formal statutory consultation.
- 1.3 The Council's position in relation to its housing land supply is reviewed on a regular basis in order to demonstrate whether the Borough has a sufficient supply of deliverable sites to meet its housing requirement and is detailed in an updated 2013/14 Five Year Housing Land Supply Statement.

2. OUR PLAN

- 2.1 The draft Our Plan document is attached at Appendix "A". It sets out the Council's vision and objectives along with the future development strategy for homes and jobs and formal planning policies for the area of West Devon outside Dartmoor National Park. Member approval is sought to consult on this document as required by Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 before a final document can be prepared for submission. The consultation will be for a six week period commencing at the beginning of February 2015.
- 2.2 In developing the plan the Council has used evidence of local needs, including the Strategic Housing Market and Needs Assessment 2013, the most up to date population and household projections, Census and other ONS data, Employment and Growth Adviser Study, Land Availability Assessment, Strategic Viability Assessment, the plans of partners, towns and neighbourhoods and other locally sourced information and evidence held by the Council and partners.
- 2.3 A number of Member Single Topic Discussions have taken place where Members have helped shape and provide guidance to officers in developing the plan. There has been extensive engagement and consultation with communities, businesses, stakeholders and partners since the first Statutory Consultation in May 2014 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This has included several Town and Parish workshops, discussions with individual Towns, Parishes and Neighbourhood Planning Groups, attendance at stakeholder and partners meetings and forums and local community events and Connect Outreach. In addition a series of e-newsletters have been published for informal consultation on a number of proposals and there has been an increased use of social media to promote the plan and public involvement.
- 2.4 In preparing the plan the Council has used the most up to date guidance and best practice information available to ensure that it has the best chance of being

found sound at examination. Officers also look to learn from the experience of other authorities and new information becomes available regularly.

- 2.5 The plan is supported by relevant topic papers that provide detailed analysis of the proposed targets and policies including statistical and other evidence and the rationale for judgements made and conclusions reached. These will be made available when the plan is published for consultation in February.
- 2.6 The plan will be supported by and linked to the Council's Annual Delivery Plan, financial plans and commissioning cycle. It will also ensure our corporate planning cycle is fit for purpose as we move into the new operating model.
- 2.7 Members are asked to approve delegated authority for minor amendments to the plan in advance of and following the consultation process. These will be classed as:
 - amendments to wording to either make a grammatical correction or expand/clarify a point already made
 - agreeing the design and format of the document to make it suitable for publication
 - addition of information, evidence or other text that supports or clarifies a policy, approach or target already approved by Members in this draft document
- 2.8 For the avoidance of doubt any amendments that alter a policy, the approach to any particular issue, housing targets, distribution of housing or anything else that materially changes the plan will be brought back to Members for formal approval. The Monitoring Officer's advice will be sought as appropriate to ensure correct procedures are followed.

3. FIVE YEAR LAND SUPPLY

- 3.1 An updated 2013/14 Five Year Housing Land Supply statement is attached at Appendix "B". The primary purpose of this statement is to assess the Council's position in relation to its housing land supply. In particular, it provides details of the Borough's recent housing completions, outstanding commitments and progress on allocated sites in order to demonstrate whether the Council has a five year supply of deliverable sites.
- 3.2 In undertaking the assessment we have considered both our existing housing requirement and the proposed housing target set out in Our Plan.
- 3.3 The assessment gives a baseline figure of 5.2 years of assumed readily deliverable housing supply and provides the required 5% buffer when considered against the Core Strategy requirement, and 5.3 years when considered against the emerging housing target for Our Plan.
- 3.4 As regards the longer term picture there is sufficient housing land available in the Borough for development to give over 12.4 years worth of housing land supply based on the Core Strategy housing requirement and 12.6 years worth of housing based on the emerging housing target for Our Plan.

3.5 We will continue to assess and update the five year housing land supply figure annually.

4. LEGAL IMPLICATIONS

4.1 Full Council is required to approve the new Local Plan and the Council's corporate planning process. Our Plan is the overarching strategic document that contains the Local Plan.

4.2 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to prepare and maintain a Local Plan.

4.3 Statutory consultation on a draft plan must be carried out in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.4 The National Planning Policy Framework (NPPF) (March 2012) requires local planning authorities to maintain a five year supply of specific deliverable sites and Identify a supply of specific developable sites for a longer period.

5. FINANCIAL IMPLICATIONS

5.1 The financial strategy is an integral part of Our Plan ensuring resources and direct financial costs are managed as part of the process. Our Plan will also link directly into the new commissioning cycle enabling more effective commissioning decisions.

5.2 Costs have been incurred in collating and commissioning evidence to support the plan. These costs total £44,500 to date.

5.3 There have been engagement costs associated with the statutory consultation process, hosting workshops, preparing materials and attending events, amounting to £1,500. There will be some small additional expense for engagement events during the Regulation 19 consultation.

5.4 The cost of the Examination in Public (EIP) required for the Local Plan following submission will be in the region of £60,000.

5.5 Any delays in submission or adoption of the plan, additional information or evidence required by the Inspector or changes to Government policy may incur further costs but these are currently unknown.




6. RISK MANAGEMENT

6.1 The Risk Management implications are shown at the end of this report in the Strategic Risks Template.

Corporate priorities engaged:	Homes, Economy, Environment and Community Life
Statutory powers:	Town and Country Planning (Local Planning) (England) Regulations 2012 National Planning Policy Framework 2012 The Planning and Compulsory Purchase Act (2004)

Considerations of equality and human rights:	There are no direct implications relating to this report on equality and human rights. However, these issues will be considered as the plan is developed
Biodiversity considerations:	Biodiversity issues form part of the overall plan
Sustainability considerations:	Sustainability considerations are central to the plan
Crime and disorder implications:	None
Background papers:	
Appendices attached:	<i>Appendix "A" – Draft Our Plan Document Appendix "B" – Updated 2013/14 Five Year Housing Land Supply Statement</i>

STRATEGIC RISKS TEMPLATE

No	Risk Title	Risk/Opportunity Description	Inherent risk status			Mitigating & Management actions	Ownership	
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel			
1	Strategic Direction	Provide strategic direction for the future of the borough and organisation	High - Plans and priorities that don't meet local needs	Low	8	 Our Plan will reduce current risk	One overarching plan bringing together corporate plan, local plan and financial plan giving clearer strategic direction Effective engagement and consultation with Members, partners, community and stakeholders Regular review and updating.	SMT
2	Planning Policy and Housing and Employment Growth	Planning policies that comply with the NPPF and meet the needs of the borough A housing target that meets the Objectively Assessed Need in the Borough An authority that is "open for business" and encouraging economic growth	High - Speculative development that doesn't meet local needs Poor planning decisions and loss at appeal	Medium	12	 Our Plan will reduce current risk	Local Plan integral part of "Our Plan" Policies developed in line with principles of NPPF and local need Saved Core Strategy/previous Local Plan Policies to be carried forward and used as appropriate Sites identified with potential for future development and a readily available supply of sites for next five years with sufficient longer term supply identified, reviewed and updated annually Effective engagement and consultation with Members, partners, community and stakeholders	Strategic Planning Manager
2	Community Engagement	Effectively engage communities in developing plans for their locality to meet local needs	Medium - Local People unable to influence and shape plans	Medium	9		Development of new corporate engagement strategy One corporate annual engagement timetable Role of Members and towns/parishes	Community Manager

No	Risk Title	Risk/Opportunity Description	Inherent risk status				Mitigating & Management actions	Ownership
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel			
							as community representatives Use of a variety of engagement tools including social media and website	
3	Economic Conditions and Funding	Difficult economic conditions and reducing funding could impact on delivery	High - Unable to deliver outcomes to meet local needs	Medium	12	↓ Our Plan will reduce current risk	Financial strategy integral part of "Our Plan" with resources identified during development stages of the plan Commissioning cycle used to identify most efficient methods of delivery Regular monitoring and updating to identify and address emerging issues	SMT Strategic Planning Manager Community Manager
4	New Government Policy	Actions need to be in conformity with Government legislation	Medium - Actions don't deliver outcomes in line with Government policy	Low	6	↔	Maintaining understanding of Government legislation Working closely with stakeholders, partners and community to develop action plans that reflect Government policy and meet local need	Strategic Planning Manager Community Manager
5	T18	T18 recruitment process and ensuring expertise is in place to take Our Plan forward	Medium- T18 recruitment process could result in a loss of resource	Medium	9	↔	Ensure the resources and expertise required to take Our Plan forward are factored into the new high level design.	SMT
6	2015 Elections	Both at national and local level could affect future planning policy and decision-making	Medium – work could need revisiting incurring delay	Medium	9	New Risk	Update new Members on the plan and key policies/distribution/targets Ensure resources in place to respond to any changes in Government policy	SMT Strategic Planning Manager Community Manager

Direction of travel symbols ↓ ↑ ↔