

NAME OF COMMITTEE	Executive
DATE	11 December 2014
REPORT TITLE	Our Plan – Revised Local Development Scheme
Report of	Strategic Planning Manager
WARDS AFFECTED	All wards

Summary of report:

This report seeks formal approval of a revised Local Development Scheme for the preparation of Our Plan. The timetable has been revised to take into account additional work required on Objectively Assessed Need and Duty to Cooperate work with Plymouth both of which are critical to the soundness of the plan.

Financial implications:

There are no direct financial implications relating to this report. The financial strategy will be 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.

The change to the timetable will mean the Council will be required to cover the full cost of an Examination in Public (EiP) for Our Plan as there will be no opportunity to share EiP days with West Devon who are developing their plan broadly in line with the original timetable. It is therefore recommended that the Council allocate an additional £30,000 from the Planning Policy and Earmarked Reserve for this purpose. The Examination in Public is likely to take place in 2016/17.

RECOMMENDATIONS:

It is recommended that Executive:-

- Approve the revised Local Development Scheme
- Recommend to Council to source the additional £30,000 as set out in paragraph 4.2 from the Planning Policy and Major Developments Earmarked Reserve.

Officer contact: Jo Perry or email jo.perry@swdevon.gov.uk or telephone 01822 813558

1. BACKGROUND

- 1.1 During April 2014 the Council agreed to prepare 'Our Plan' as the council's strategic overarching document. The plan will set out our vision for South Hams and the longer term aims and objectives for the District. Central to the plan will be our future development strategy for homes and jobs and our formal planning policies.
- 1.2 This more comprehensive approach to organisational planning will ensure a more cohesive, corporate approach and will directly inform our annual delivery plan, our financial plans and our commissioning cycle. It will also ensure our corporate planning cycle is fit for purpose as we move into the new operating model.
- 1.3 As part of our Local Plan process we are required to prepare and maintain a Local Development Scheme (LDS). The LDS has to contain particular information including the geographical area covered by the plan, the scope and the timetable for production of the plan. This timetable has been revised and consequently, Executive approval is sought for the LDS as attached at Appendix "A".

2. OUR PLAN – PREPARATION

- 2.1 Since agreeing the initial Our Plan timetable in April 2014 a number of key steps and key pieces of work have been taken in terms of developing Our Plan. These include;
 - Regulation 18 consultation
 - A number of informal discussions with members (Member Single Topic Discussions) related to key issues such as renewable energy, development strategy;
 - The continued collection and analysis of evidence such as the SHMNA, updated population projections, Economic Growth Advisor Study;
 - Continued work on the land availability assessment process with extended deadlines to meet community needs,
 - Regular Duty to Cooperate meetings with adjoining authorities;
 - Informal consultation with communities through e-newsletters, town and parish workshops, attendance at community events and stakeholder meetings and forums
- 2.2 One of the key issues relating to the preparation of Our Plan is the development strategy and agreement of a housing target which must relate to the objectively assessed need within South Hams. This target must be based on Local Evidence and be developed alongside our Duty to Cooperate with partners within the Housing Market Area. It has become clear that developing a housing target for South Hams is complex and there are a number of factors which require detailed consideration and further work with members to ensure that we have the right level of growth. It is also important that we carefully consider the role which the urban fringe part of South Hams plays in the development strategy, and this work must be undertaken alongside Plymouth City Council.

2.3 In order to ensure that this work is undertaken comprehensively it has been necessary to revisit the timetable for the preparation of the plan. The revised Local Development Scheme is attached at Appendix A. This document is very high level and is only required to cover key dates in the process, if approved we will then update the Engagement Plan and the website with key consultation dates. We also propose to issue a newsletter to our communities setting out the key steps involved with the new timetable.

3 LEGAL IMPLICATIONS

3.1 Section 15 of the Planning and Compulsory Purchase Act (as amended by Section 111 Localism Act 2011) requires Local Planning Authorities to prepare and maintain a Local Development Scheme.

3.2 Section 33A of the Planning and Compulsory Purchase Act 2004 (PCPA)(as amended by Section 110 of the Localism Act) places a legal duty on local planning authorities to cooperate.

4 FINANCIAL IMPLICATIONS

4.1 There are no financial implications directly relating to this report. The financial strategy will be 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.

4.2 The change to the timetable will mean the Council will be required to cover the full cost of an Examination in Public (EiP) for Our Plan as there will be no opportunity to share EiP days with West Devon who are developing their plan broadly in line with the original timetable. The cost of the EiP is estimated to be around £60,000. Previously the Council agreed £50,000 be allocated from the Planning Policy and Major Developments Earmarked Reserve. These funds included £30,000 for shared Examination in Public costs plus £20,000 for plan making processes/evidence. It is therefore recommended that a further £30,000 be earmarked for this purpose bringing the total to £80,000. This will include £60,000 for Examination in Public and £20,000 for evidence. It is likely the Examination in Public will take place during 2016/17.

5. RISK MANAGEMENT

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:	
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 will form part of the overall plan
Sustainability considerations:	Sustainability considerations will be central in shaping 'Our Plan' but there are no direct considerations as a consequence of this report
Crime and disorder implications:	None
Background papers:	<i>Our Plan Report – April 2014</i>
Appendices attached:	<i>Appendix "A" – Local Development Scheme</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 district and organisation	High - Plans and priorities that don't meet local needs	Low	8	↓ Our Plan will reduce current risk	<p>One overarching plan bringing together corporate plan, local plan and financial plan giving clearer strategic direction</p> <p>Effective engagement and consultation with Members, partners, community and stakeholders</p> <p>Regular review and updating with annual delivery plan</p>	SMT
2	Planning Policy	Planning policies that comply with the NPPF and meet the needs of the district	<p>High - Speculative development that doesn't meet local needs</p> <p>Poor planning decisions and loss at appeal</p>	Medium	12	↓ Our Plan will reduce current risk	<p>Local Plan integral part of "Our Plan"</p> <p>Policies developed in line with principles of NPPF and local need</p> <p>Saved Core Strategy/previous Local Plan Policies to be carried forward and used as appropriate</p> <p>Effective engagement and consultation with Members, partners, community and stakeholders</p>	Head of Planning, Economy and Community
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	↔	Update the corporate engagement strategy to include key consultation	Head of Planning, Economy and Community
3	New Government Policy	Actions need to be in conformity with Government legislation	Medium - Actions don't deliver outcomes in line with Government	Low	6	↔	<p>Maintaining understanding of Government legislation</p> <p>Working closely with stakeholders, partners and community to develop action plans that reflect Government</p>	SMT

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			
			policy				policy and meet local need	
4	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
<u>5</u>	2015 Elections	Both at national and local level could affect future planning policy and decision-making	Medium – work could need revisiting incurring further delay and time to introduce new Members to the process	Medium	9	New Risk	Plans in place to hold discussion sessions with new Members on the plan and progress to date Ensure resources in place to respond to any changes in Government policy	SMT

Direction of travel symbols ↓ ↑ ↔