

ECONOMIC DEVELOPMENT COMMITTEE

16 JANUARY 2019

LOCAL DEVELOPMENT FRAMEWORK PROGRESS REPORT

1.0 Purpose of Report

- 1.1 To update Members on the progress of the various elements of the Local Development Framework (LDF) contained within the Local Development Scheme (LDS) timetable and to propose an approach to deal with the delay to the Inspectors Report.

2.0 Background Information

- 2.1 The current LDS was adopted by Committee on 12 September 2018 and came into force on 13 September 2018. For the Amended Core Strategy (ACS) it was anticipated that the following timetable would be followed:

- Consultation on Main Modifications (August/September 2018)
- Receipt of Inspector's Report (November 2018)
- Adoption and Publication (December 2018)

- 2.2 During November 2018 following discussion at Local Development Framework Task Group the Business Manager – Planning Policy contacted the Inspector to ascertain when his Report would be received for fact checking (which is a two week process before final publication). The Inspector informed the Council that due to other work commitments the District Council would not receive a report for fact-checking before late-January 2019. At the time of writing this report we have not received the Inspectors Report for fact checking.

- 2.3 This significant delay has a number of consequences, firstly clearly the adoption of the ACS will be delayed and secondly subsequent work on the Plan Review will be delayed. In terms of the ACS adoption; this is dependent on when the report is received following fact checking (there are two Full Council's in the remainder of the municipal year, 12 February and 7 March which can consider the report for adoption).

- 2.4 This delay is disappointing as it is thirteen months (and counting) since the submission of the ACS for examination. Notwithstanding the issues that arose as part of the hearings, given the partial nature of the review of the document this is far below what should be expected from the Planning Inspectorate. As a point of reference it should be noted that between them the previous two examinations held for the Core Strategy and the Allocations & Development Management DPD took eighteen months from submission to adoption. These documents were substantially more complicated to examine than the ACS; and included a brand new policy framework along with 60 housing and employment allocations.

3.0 Proposed Approach to further Plan Review work

- 3.1 The absence of confirmation of a sound ACS no longer makes consultation on the next stage of the plan review (scheduled to be considered at this meeting) possible. A number of the matters which the Inspector will consider and pass judgement on within his report will have a direct bearing on the tenet of the next stage of the consultation. The purpose of the consultation is to set out fully what the Council intends to do to deliver the remaining elements of the Plan Review, including addressing the conclusions of the Inspector.

- 3.2 Therefore it is proposed that rather than waiting for the adoption of the ACS, once the Council has received confirmation that the Plan is sound we will finalise an Issues Paper and carry out public consultation during February and March 2019. If however the Inspector's Report is not received until late February, it may be that consultation will need to be delayed until after the Local Elections. If this is the case a further report will be sent to 27 March Committee.
- 3.3 The Issues Report will focus on a review of development management policies; updated allocated development sites position; and outline an approach to Gypsy & Traveller policy. It is proposed that the Call for Sites will still start in January to tie in with work on the Gypsy Traveller Needs Assessment. In order to ensure that the Issues Report is prepared in a timely fashion it is proposed that delegated authority is given to the Director – Growth & Regeneration to prepare and consult on an Issues Report. This would be in consultation with the Chairman of the Committee, the Opposition Spokesperson and Local Development Framework Task Group.

4.0 Amendments to the LDS

- 4.1 The Local Development Scheme will need to be updated once the Council is clear when it will be able to adopt the ACS, in the interim it is proposed to attempt to follow as closely as possible the timetable with regard to the Allocations & Development element of the Plan Review. With regard to the production of an updated Affordable Housing Supplementary Planning Document (SPD) and Developer Contributions & Planning Obligations SPD this will be consulted upon later in 2019.

5.0 Financial Implications

- 5.1 There are no financial implications arising from this report

6.0 RECOMMENDATIONS that:

- (a) Committee note progress towards meeting the timetable of the adopted Local Development Scheme;
- (b) in the event that the District Council receives an Inspector's Report at the end of January/early February that the District Council consult on an Issues Report on Allocations & Development Management element of the Plan Review; and
- (c) delegated authority be given to the Director – Growth & Regeneration to prepare an Issues Report for public consultation in consultation with the Local Development Framework Task Group (which includes the Chairman of this Committee) and the opposition spokesman.

Reason for Recommendations

To comply with the Planning and Compulsory Purchase Act 2004 and amending regulations.

Background Papers

Local Development Scheme July 2017.

For further information please contact Matthew Norton on Ext 5852

Director Growth & Regeneration