

PLYMOUTH CITY COUNCIL

Subject: Plymouth and South West Devon Joint Local Plan
Committee: Cabinet
Date: 27th February 2017
Cabinet Member: Councillor Nicholson
CMT Member: Anthony Payne (Director for Place)
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Ref:
Key Decision: Yes
Part: I

Purpose of the report:

The Plymouth Plan (Part One) was approved by Full Council in September 2015 as the single integrated strategic plan for the city.

At the time it was anticipated that a Part Two would be prepared which would include area and site specific policies, enabling the Plymouth Plan to become also the statutory development plan.

In January and February 2016, following a period of senior officer and member level discussion with South Hams and West Devon councils, the three authorities agreed to prepare a joint local plan for the three areas, called the Plymouth and South West Devon Joint Local Plan (JLP). This decision was ratified by Plymouth's Cabinet on 16 February 2016.

The Plymouth Plan Member Working Group (PPWG) has continued to meet and a new JLP Member Steering Group was also set up. These groups have been overseeing the preparation of the JLP, and in respect of the PPWG a refresh of the Plymouth Plan which is required as a result of the JLP work.

The next steps are to publish a pre-submission JLP and the Plymouth Plan refresh.

The JLP will then be subject to a statutory six week period for formal representations to be made (March / April) and submitted for independent public examination (May). Subject to a successful public examination (Autumn) it is anticipated that the JLP will be formally adopted early in 2018.

Once the JLP is formally adopted, the Plymouth-related policies will be re-united with the refreshed Plymouth Plan Part One policies, enabling the fully web based interactive Plymouth Plan to be re-created, as originally envisaged.

The purpose of this report is to consider the approval and submission arrangements for the JLP.

The Corporate Plan 2016-19

PIONEERING PLYMOUTH – the JLP and Plymouth Plan are ground breaking initiatives, creating both a single strategic integrated plan for the city and a pioneering joint planning approach across the entire Plymouth Housing Market Area with the adjoining councils.

GROWING PLYMOUTH – the JLP and Plymouth Plan have a strong focus on reinforcing and delivering Plymouth’s radical growth agenda.

CARING PLYMOUTH – between them , the JLP and Plymouth Plan between them provide integrated policies and a framework for delivery of a healthy and caring city.

CONFIDENT PLYMOUTH the JLP and Plymouth Plan set out a strategic framework for reinforcing Plymouth’s role in the region and firmly establishing Plymouth as an international city with great confidence and civic pride.

**Implications for Medium Term Financial Plan and Resource Implications:
Including finance, human, IT and land**

The direct costs associated with the approval of this report relate primarily to the cost of an independent Public Examination into the Joint Local Plan, including associated evidence base, legal and management costs.

The cost of the Public Examination will be shared between Plymouth City Council, South Hams District Council and West Devon Borough Council. Budget provision of £210,000 is made to cover Plymouth’s share of the costs, although the final cost will depend on the length of the examination and the nature of any issues raised by the Inspector.

Other Implications: e.g. Child Poverty, Community Safety, Health and Safety and Risk Management:

The JLP and the Plymouth Plan provides a strategic policy framework for both people and place. The creation of sustainable communities, and the theme of providing quality of life for everyone in the city, runs through the heart of the plans, providing an effective and integrated strategic framework for addressing and responding to issues such as community safety, community cohesion, child poverty and equalities and diversity.

Equality and Diversity

Has an Equality Impact Assessment been undertaken? Yes, as an integral element of the plan’s sustainability appraisal.

Recommendations and Reasons for recommended action:

It is recommended that the Plymouth and South West Devon Local Plan be referred to a meeting of Full Council with the following recommendations:

- I. That the Plymouth and South West Devon Local Plan be formally approved and subject to a six-week period for representations to be received, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations.

REASON: To ensure that an up to date planning framework is progressed for the Plymouth and South West Devon Housing Market Area in accordance with the Local Development Scheme.

Sign off: comment must be sought from those whose area of responsibility may be affected by the decision, as follows (insert references of Finance, Legal and Monitoring Officer reps, and of HR, Corporate Property, IT and Strat. Proc. as appropriate):

Fin	SAFINI 617 163 16- 2-2017	Leg	2756 1/DV S	Mon Off	275 6/1 DV S	HR	n/a	Assets	n/a	IT	n/a	Strat Proc	n/a
Originating SMT Member Paul Barnard (Assistant Director for Strategic Planning & Infrastructure)													
Has the Cabinet Member(s) agreed the contents of the report? Yes													

1.0 Introduction

- 1.1 At its meeting of 16 February 2016 Cabinet agreed to work with West Devon Borough Council and South Hams District Council on a joint local plan (JLP) for the Plymouth Housing Market Areas, excluding land in Dartmoor National Park which will be considered in a separate local plan.
- 1.2 A Joint Local Plan Member Steering Group has overseen the preparation of the plan, including the completion of the plan's evidence base, the delivery of public consultation exercises and the drafting of the plan's text and policies map.
- 1.3 The plan is accompanied by a series of reports, including a sustainability appraisal, consultation statement and evidence and background reports that together underpin and justify its content.

2.0 Spatial approach

- 2.1 The plan seeks to fully meet the objectively assessed housing and employment needs for Plymouth and South West Devon. This means delivering:
- 26,700 new homes
 - 6,600 affordable homes
 - 312,700 sq.m new employment floorspace creating 13,200 new jobs in B 'Use Class' categories.
- 2.2 Spatially, Plymouth remains the primary focus of growth for the plan area, building on Plymouth's well established growth area. Particular attention is given in the plan to the three Growth Areas:
- City Centre and Waterfront
 - Derriford and the Northern Corridor
 - Eastern Corridor.
- 2.3 The spatial policies of the plan are structured around two key policy areas, which will have a consistent policy approach applied across them:
- Plymouth Policy Area - which includes the city and its urban fringe, including Woolwell, Langage and Sherford in the South Hams.

- Thriving Towns and Villages Policy Area – which includes the main towns, towns and key villages, sustainable villages and wider countryside of West Devon and the South Hams.

2.4 The aim is to achieve a mutually supportive relationship between urban and rural areas, building on the character and strengths of the area. The prosperity of Plymouth and the rural communities are closely linked. A successful Plymouth will be beneficial to rural Devon (and indeed Cornwall too). It is equally true, though, that Plymouth's success as a regional city is dependent on the environmental, social and economic well-being of the wider rural area.

2.5 To address the development needs identified in the plan's spatial strategy, the plan identified both development policies (to be applied to planning applications) and site allocation policies (which promote specific sites for development). These include housing, employment, retail proposals as well as proposals for new sports, greenspace and other infrastructure.

3.0 Next steps

3.1 Subject to approval of the three councils, the plan will be subject to a statutory Regulation 19 consultation from 15 March - 26 April. This will provide an opportunity for interested parties to make representations for a planning inspector to consider at an independent public examination. These comments received will also be reviewed by the three Councils, through the Joint Local Plan Steering Group, and where agreement can be reached this will be communicated to the inspector to assist him/her with their deliberations.

3.2 It is anticipated that the public examination will take place in the early autumn, with adoption of the plan in winter 2017/18.

4.0 Governance

4.1 The current collaboration agreement between the three councils provides for joint working until the plan is formally adopted. However, there is a need to ensure that governance is in place beyond adoption, to enable the plan to be effectively monitored and reviewed.

4.2 The Joint Local Plan Steering Group has proved a very effective vehicle for preparing the plan, and there will now be a need for further discussions between the three councils to determine the best way of continuing governance into the future.