

Committee(s):	Date(s):
LDF Sub-Committee Planning & Transportation Policy & Resources	9 October 2012 6 November 2012 8 November 2012
Subject: Draft Local Plan: Approval for Public Consultation	Public
Report of: City Planning Officer	For Decision
<u>Summary</u>	
<p>Recent national reforms of the planning system have encouraged local authorities to speed up plan preparation work by producing a single local plan document where practicable. As a result it has been agreed that the City's Local Development Framework (LDF) will be replaced by a single Local Plan for the City. This will be formed by combining the City's Core Strategy, which was adopted last year, with the more detailed development management policies that have been in preparation. A small number of alterations to the Core Strategy's adopted policies are proposed to bring it up to date. These are complemented by 70 development management policies which are largely derived from the existing UDP policies plus some new policies to address new issues that have arisen.</p> <p>The combined Core Strategy and development management policies that will form the Draft Local Plan must be subject to public consultation. Because the Core Strategy has already been adopted, only the alterations to its policies will be open for comment. Following consultation I will report again with a revised version of the Local Plan, which will be subject to a further round of consultation and public examination before it is adopted.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • That the Draft Local Plan, set out in Appendices 2, 3 and 4, be approved and issued for public consultation. 	

Main Report

Background

1. The Local Development Framework (LDF) comprises a series of documents, separately prepared, that together set out the City Corporation's planning policies. The most important of these are known as Development Plan Documents (DPDs). The Core Strategy DPD was adopted last year and contains the City's planning vision and 22 key policies. A separate Development Management DPD, setting out more detailed policies for deciding planning applications, has also been in preparation, and was subject to an initial round of public consultation last summer.
2. On 15th May 2012 the Planning & Transportation Committee considered my report "Local Development Framework – Timetable." This outlined the implications for the LDF of the government's recent reforms to the planning system. Members agreed that, to meet the recommendations in the new National Planning Policy Framework (NPPF) and the Localism Act, the Core

Strategy and the development management policies should be merged into a single document called the Local Plan.

3. I consider that the merger of the documents can be achieved by retaining the Core Strategy while adding more detailed development management policies to follow each Core Strategy policy where they are needed.

Core Strategy

4. The Core Strategy was adopted on 8th September 2011. Because it was recently prepared and is up to date, it is not in need of extensive review. However, it was adopted before the issue of the NPPF, which was published on 27th March 2012. I have assessed the Core Strategy against the NPPF and consider that, although it is very largely in conformity, some limited changes to six of its policies and/or their supporting text are needed to bring it into greater conformity. Because the Core Strategy is already adopted, only the alterations to it would be the subject of the forthcoming public consultation.
5. Appendix 1 shows all the policies of the adopted Core Strategy for Members' reference.

Development Management Policies

6. The Core Strategy policies focus on the overall vision for planning the City and co-ordinate this with other plans and strategies. The development management policies complement the Core Strategy by setting out more detailed considerations for determining applications for planning permission and related consents.
7. A first stage of consultation on the development management policies was carried out during July-September 2011 when the public were asked for their views on issues and options for the policies. Copies of the public's comments are available in the Members' Reading Room and a summary of them has been published on the City's web site. I have taken account of these comments in preparing the draft policies.
8. It is proposed that the development management policies should be structured under the same headings as the Core Strategy. Not all of the Core Strategy's policies need detailed development management policies to support them. Therefore only 14 of the Core Strategy's 22 policies have complementary development management policies.
9. Appendix 2 shows the six Core Strategy policies which is it proposed to alter and all the detailed development management policies.

Unitary Development Plan (UDP)

10. The UDP adopted in 2002 contained 171 policies. Most of these policies were replaced by the adopted Core Strategy, but 55 remain in force. These 55 will be superseded by updated development management policies when the Local Plan is adopted. The current intention is that the 171 policies in the UDP will eventually be replaced by 92 policies (22 Core Strategy and 70 development management) in the finalised Local Plan.

Maps and diagrams

11. The LDF Proposals Map was adopted on 8th September 2011. It shows which policies of the Core Strategy and the UDP apply to geographically specific

locations. Under the new legislation this map must be renamed the Policies Map. It also needs to be altered to replace references to UDP policies with new development management policies, and to update its contents. Appendix 3 shows the alterations to the Policies Map. The map will be displayed at your meeting.

12. Other maps and diagrams will be included in the text of the Draft Local Plan published for public consultation. However, for printing technical reasons they are not included in Appendix 2 and so are bound together separately in Appendix 4.

Scope of the Local Plan

13. Seventy updated or new development management policies are proposed. In drafting these policies I have reviewed the UDP policies that remain in force and considered if and how these need to be carried forward. In doing so, I have attempted to rationalise the policies, and approximately 30 of the proposed development management policies replace the 55 UDP policies.
14. In the decade since the UDP was adopted a considerable number of new issues have arisen in planning that need to be addressed, and additional policies are required for these. Furthermore, the NPPF has removed or simplified a large amount of guidance formerly set out in national Planning Policy Statements (PPSs). Consideration has been given as to how the Local Plan should take account of these factors. The following are the principal areas where it is considered that additional policies are needed:
 - **Balance between offices and other uses.** At the time the UDP was prepared, there was little question that offices were the dominant land use in most of the City. However, in recent years other uses have become financially more attractive to developers, notably housing and hotels, which has led to concerns at changes to the City's role and character and the loss of sites suitable for office use which might undermine its business role. As a consequence changes to the Core Strategy policies for offices and housing and new development management policies providing protection for buildings or sites suitable for offices are proposed.
 - **Security.** The increase in security measures within and around buildings needs to be addressed, alongside new development management policies dealing with the night-time economy.
 - **Environmental issues.** New policies are needed to address climate change, sustainable design, waste and flood risk.
15. The Planning Inspectorate also requires the inclusion of an additional policy indicating that planning decisions will be taken in accordance with the NPPF. The wording of this policy is set nationally with no scope for local variation. The policy will be included in the Introduction to the Local Plan and is shown at the start of Appendix 2.

Public consultation

16. Public consultation on the Draft Local Plan must be carried out in accordance with the City's Statement of Community Involvement (SCI). This is currently being reviewed and is itself undergoing public consultation. The revised SCI will be recommended to the Planning & Transportation Committee on 6th November

2012 for adoption. Public consultation on the Draft Local Plan will be carried out in accordance with the revised SCI.

17. It is recommended that the Draft Local Plan should be issued for consultation during December 2012 to February 2013. Responses are particularly encouraged at this stage as there remains scope for their consideration before the Draft Local Plan is finalised.
18. I will subsequently produce a report recommending a revised version of the Local Plan, having taken into account representations received. This will be intended as the Corporation's final draft of the Plan and, although it must be published for a further formal period of consultation, it is not expected that the Corporation will make substantive changes in response to any objections received at that stage. The Local Plan and any objections will then be submitted to the Secretary of State, who will appoint an independent planning inspector to hold a public examination, expected to take place in autumn/winter 2013. The inspector will issue a report on the examination and the Plan can then proceed to adoption.

National Planning Policy Framework

19. The NPPF states that for 12 months from the day of its publication (27th March 2012) decision-takers may continue to give full weight to relevant policies adopted since 2004, even if there is a limited degree of conflict with the National Framework. After this period due weight should be given to the relevant policies in existing plans according to their degree of consistency with the NPPF. Some weight may also be given to emerging plans, depending on the stage of preparation they have reached and whether there have been significant objections to particular policies. By 27th March 2013 the Local Plan will have completed the second stage of public consultation and the version for submission will be in preparation. This will mean that, subject to any unresolved objections, weight may be given to the Local Plan as a basis for planning decisions.

Authorisation

20. Subject to Members' amendments to the Draft Local Plan and its maps in Appendices 2, 3 and 4, it is recommended that this report proceed to the Grand Committee and that the Policy & Resources Committee be consulted. I am still refining the text of the Local Plan and would ask Members' authority to make minor changes to its content before it proceeds to Grand Committee.
21. Under its terms of reference the Planning & Transportation Committee may approve this version of the Draft Local Plan. The next version of the Local Plan, which is submitted to the Secretary of State, must be approved by Common Council, as also must the final adopted version.

Background Papers:

Report of the City Planning Officer to Planning & Transportation Committee
15 May 2012 "Local Development Framework – Timetable".

Comments made by the public in response to consultation on development management issues and options July-Sept 2011.

Appendices

Appendix 1 Policies of the adopted Core Strategy

Appendix 2 Draft Local Plan (altered Core Strategy policies, plus all development management policies)

Appendix 3 Proposals/Policies Map

Appendix 4 Maps and diagrams

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