

**STROUD DISTRICT COUNCIL**  
**ENVIRONMENT COMMITTEE**

**AGENDA  
ITEM NO**

**14 SEPTEMBER 2017**

**9**

<b>Report Title</b>	<b>LOCAL PLAN REVIEW – ISSUES AND OPTIONS PUBLIC CONSULTATION</b>
<b>Purpose of Report</b>	To agree a timetable for review and an issues and options paper for public consultation.
<b>Decision(s)</b>	<b>Committee resolves to:-</b> <ol style="list-style-type: none"> <li><b>1. Approve the timetable for the review of the Local Plan set out in the Local Development Scheme (Appendix A)</b></li> <li><b>2. Approve the Issues and Options Consultation Paper for public consultation commencing October 2017 (Appendix B)</b></li> </ol>
<b>Consultation and Feedback</b>	There has been internal consultation with relevant departments and discussions held at Planning Review Panel. The draft issues and options paper has been amended to take account of points raised.
<b>Financial Implications and Risk Assessment</b>	There are no financial implications directly related to this report. Adele Rudkin, Accountant Tel: 01453 754109 Email: <a href="mailto:adele.rudkin@stroud.gov.uk">adele.rudkin@stroud.gov.uk</a>  There are risks associated with delaying the start of the Local Plan review, in terms of potential speculative applications to deal with unmet needs arising from Gloucester. Whilst the Council can currently demonstrate a healthy 5 year land supply, early review also ensures that in the longer term the housing supply can be maintained.
<b>Legal Implications</b>	This report only outlines the preliminary stages of the pending review of the 2015 Local Plan. Any issues and options which emerge will not undermine the primacy of the policies within the adopted Local Plan.  Karen Trickey, Legal Services Manager Tel: 01453 754369 Email: <a href="mailto:karen.trickey@stroud.gov.uk">karen.trickey@stroud.gov.uk</a>
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<b>Options</b>	Options are: 1. approve the Local Development Scheme and Issues and Options Paper; or 2. amend the Local Development Scheme and Issues and Options Paper, or 3. delay the Local Plan timetable until further clarification is obtained on whether a strategic plan will be progressed for Gloucestershire
<b>Performance Management Follow Up</b>	Key stages of the Local Plan review will be subject to future reports to both Planning Review Panel and Environment Committee. Council will approve the draft Local Plan at pre-submission and submission stages.
<b>Background Papers/ Appendices</b>	<a href="#">Appendix A</a> – Local Development Scheme 2017-2020 <a href="#">Appendix B</a> – Local Plan Review Issues and Options Paper

## 1. BACKGROUND

- 1.1 Council adopted the Stroud District Local Plan in November 2015. The Plan provides an up-to-date planning framework to assess planning applications and identifies sufficient housing and employment land to meet needs to 2031.
- 1.2 The Government expects local planning authorities to review plans regularly to keep them up-to-date and to update them in whole or in part at least every five years.
- 1.3 Policy CP2 of the Local Plan commits the Council to an early review of the Plan commencing by December 2019 at the latest. An early review was recommended by the Local Plan Inspector to address the possibility of future unmet development needs arising from outside or within Stroud district. The Joint Core Strategy (JCS) being prepared by Cheltenham, Gloucester and Tewkesbury councils has now reached modifications stage and unmet housing needs have been identified for both Gloucester and Tewkesbury areas. Consequently, the proposed modifications commit the JCS authorities to undertake an early review of the plan.
- 1.4 A Statement of Cooperation was agreed in 2014 between Stroud District Council and the JCS authorities to coordinate early reviews of their plans to assess options across boundaries for meeting unmet needs.
- 1.5 The review of the Local Plan will also need to roll forward the Plan period to 2036 and meet needs arising over the 20 year period 2016-2036.

## **2. TIMETABLE**

- 2.1** The Council is required to set out its timetable for Local Plan production in a document called the Local Development Scheme (LDS) which should be published on our website and kept up-to-date.
- 2.2** A draft LDS is set out in Appendix A. The recommended Local Plan timetable includes a series of key milestones. These are:
- Issues and options consultation (Autumn 2017)
  - Preferred strategy consultation (Autumn 2018)
  - Draft plan consultation (Autumn 2019)
  - Publication of plan (Autumn 2020)
  - Submission of plan (Winter 2020/21)
  - Examination (Spring-Autumn 2021)
  - Adoption of plan (Winter 2021)
- 2.3** As the role of the LDS is to provide clarity to local communities on progress with the development of planning policies affecting their areas, it is also proposed to include the known timetable for the production of neighbourhood plans, which form part of the development plan for the district post referenda, and other planning documents which assist with the implementation of planning policies.
- 2.4** The timetable is considered realistic and achievable. However, if a decision is made in the future to develop a strategic plan for Gloucestershire then the Local Plan milestones will require review, as any joint plan dealing with strategic matters would need to be in place before local plans sitting below the strategic plan could be progressed to adoption.

## **3. ISSUES AND OPTIONS CONSULTATION PAPER**

- 3.1** The intention is to start the Local Plan review process by undertaking public consultation, to identify the planning related issues and local needs that can inform the content of the future plan.
- 3.2** An Issues and Options Consultation Paper has been prepared to structure the debate (Appendix B). In summary, the paper includes the following:
- 0) Introduction – what it is about and how people can get involved
  - 1) Key issues – identifies 40 key issues grouped by Corporate Delivery Plan priority areas: economy; affordable housing; environment; health and wellbeing; delivery.
  - 2) Needs – identifies issues and options around:
    - Local economy and jobs
    - Our town centres
    - A need for local housing
    - Local green spaces and community facilities
  - 3) Future growth strategy – discusses different ways of managing future growth, including:

- broad strategy options of concentrated or dispersed development and growth points
- settlement hierarchy
- settlement development limits
- broad locations and potential sites by settlement

**3.3** The Paper does not discuss the levels of future growth as this is a matter to be investigated by all Gloucestershire authorities once the Government has confirmed the new national methodology for calculating future housing needs. The Paper does not include detailed matters of policy wording which will be worked up once the overall strategy has been developed.

**3.4** However, the Paper does discuss potential sites if development is needed in the future. The Paper includes broad locations and potential sites for future housing, employment and/or community uses put forward by landowners, developers and parish councils during the Strategic Assessment of Land Availability (SALA) process. However, the Paper makes clear that the identification of these sites at this stage does not indicate Council support for development at these locations. The purpose of the consultation is to seek local views on these options and to identify other site options which may be better.

#### **4. NEXT STEPS**

**4.1** Public consultation will take place for eight weeks commencing w/c 9 October and ending w/c 27 November 2017. The following activities are proposed during that time:

- Article in Stroud District Council News advertising exhibitions
- Press release and newspaper advertisement
- Emails to groups and individuals on Planning Strategy mailing list
- Consultation paper and supporting documents on website
- On-line questionnaire via website
- Consultation paper at deposit points
- Public exhibitions at nine locations throughout the district – weekdays and Saturdays
- Eight evening meetings with town and parish councils (clusters)
- Meetings with statutory consultees, interest groups (community, schools, businesses, etc.)

**4.2** The results of public consultation will help inform the development of the preferred strategy during 2018. Feedback will be reported to a future meeting of Environment Committee, together with the draft preferred strategy.