

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

**AGENDA  
ITEM NO**

**13 SEPTEMBER 2018**

**8**

<b>Report Title</b>	<b>LOCAL PLAN REVIEW – PREFERRED STRATEGY PUBLIC CONSULTATION</b>
<b>Purpose of Report</b>	To agree a Preferred Strategy paper for public consultation.
<b>Decision(s)</b>	<p><b>Committee resolves to:-</b></p> <ol style="list-style-type: none"> <li><b>1. Approve the content of the Preferred Strategy paper (Appendix A) for the purposes of public consultation commencing October 2018</b></li> <li><b>2. Delegate to the Director of Development Services the authority to make minor textual and formatting changes to the draft document for public consultation</b></li> </ol>
<b>Consultation and Feedback</b>	There has been internal consultation with relevant departments, a member’s seminar and discussions held at Planning Review Panel. The draft Preferred Strategy paper has been amended to take account of points raised.
<b>Financial Implications and Risk Assessment</b>	<p>As the decision is to approve the content for the purposes of public consultation, then there are no direct financial implications to this report. Future financial implications may arise after consultation if there is a delay in the progress of the local plan review.</p> <p>Adele Rudkin, Accountant <a href="mailto:adele.rudkin@stroud.gov.uk">adele.rudkin@stroud.gov.uk</a></p> <p>There are risks associated with delaying the progress of the Local Plan Review or in not seeking to address the minimum level of housing need using the new national standard method. Both would be contrary to national policy and would result in potential speculative housing applications not in accordance with the current Local Plan. Continuing to progress this timely review will ensure that the Local Plan remains up-to-date and the planned for housing supply can be maintained.</p>
<b>Legal Implications</b>	<p>Legal Implications are provided on the First Draft of the Preferred Strategy Paper (as at 21<sup>st</sup> August).</p> <p>A local plan can be revised at anytime. SDC must keep its local plan under review having regard to any of the following matters in relation to the district:</p>

	<ul style="list-style-type: none"> <li>• The principal physical, economic, social and environmental characteristics;</li> <li>• The principal purposes for which land is used;</li> <li>• The size, composition and distribution of the population;</li> <li>• The communications, transport system and traffic;</li> <li>• Any other considerations which may be expected to affect those matters;</li> <li>• Such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct;</li> <li>• Any changes which SDC think may occur in relation to any other matter; and,</li> <li>• The effect such changes are likely to have on the development of the district or on the planning of such development.</li> </ul> <p>A review of the Local Plan must be completed every five years from the date of adoption and is required to keep the Local Plan considered up-to-date and sound.</p> <p>There is a legal duty on local planning authorities to engage constructively. Local Planning Authorities must produce a Statement of Community Involvement (which is subject to a separate report before this committee) setting out the Council's policy for consulting and engaging with individuals, communities and other stakeholders in the preparation and revision of local development documents amongst other matters. Any consultation must adhere to the Statement of Community Involvement (if adopted) and be adequate and fair.</p> <p>Legal advice on any updated or amended Local Plan resulting from the process will be provided as appropriate and required.</p> <p>Craig Hallett, Solicitor &amp; Deputy Monitoring Officer  Tel: 01453 754364  Email: <a href="mailto:craig.hallett@stroud.gov.uk">craig.hallett@stroud.gov.uk</a>  R20.08D28.08C21.08</p>
<b>Report Author</b>	Mark Russell, Planning Strategy Manager Tel: 01453 754305 Email: <a href="mailto:Mark.Russell@stroud.gov.uk">Mark.Russell@stroud.gov.uk</a>
<b>Options</b>	Options are: <ol style="list-style-type: none"> <li>1. approve the Preferred Strategy paper for public consultation; or</li> <li>2. amend the Preferred Strategy paper for public consultation, or</li> <li>3. delay the Preferred Strategy paper for further internal discussion.</li> </ol>

<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>	Appendix A – Preferred Strategy paper <a href="#">Background papers</a>

## 1. BACKGROUND

- 1.1 Council adopted the Stroud District Local Plan in November 2015. The Plan continues to provide an up-to-date planning framework to assess planning applications and identifies sufficient housing and employment land to meet needs to 2031. The Plan included a commitment to undertake an early review.
- 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 In September 2017 Committee approved a timetable for the Local Plan Review and approved an Issues and Options paper for public consultation. Public consultation was undertaken between October and December 2017 and included public exhibitions and meetings with parish councils and key stakeholders. A report setting out the initial responses to public consultation was published in February 2018.

## 2. PREFERRED STRATEGY CONSULTATION PAPER

- 2.1 In July 2018 Government published the new National Planning Policy Framework (NPPF). As expected, the NPPF included a number of proposals to boost significantly the supply of housing, including the introduction of a standard method for determining the minimum number of houses required which local authorities should follow in drafting their new plans. The method uses a formula based on projections of local household needs adjusted to take account of the relative cost of housing in each area. Departing from these minimum figures can only be justified in exceptional circumstances. For Stroud, the Government requires the delivery of at least 638 homes per year. This is a 40% increase from the figure in our current Local Plan of 456 homes per year. Last year 497 homes were built in the district.
- 2.2 A Preferred Strategy paper has been prepared to identify how this housing requirement could be distributed across the district, as well as addressing employment, retail and town centre, open space and community needs over the next twenty years.
- 2.3 In summary, the paper includes the following:
- 1) Introduction – what it is about and how people can get involved
  - 2) Key issues – identifies the priority issues for the district building upon the previously identified 40 key issues grouped by

Corporate Delivery Plan priority areas: economy; affordable housing; environment; health and wellbeing; delivery.

- 3) Needs – identifies the preferred strategy around:
  - Local economy and jobs
  - Our town centres
  - A need for local housing
  - Local green spaces and community facilities
- 4) Vision and strategic objectives for the new plan
- 5) Preferred growth strategy – sets out the preferred approach for managing future growth, including:
  - broad future growth strategy as a hybrid of options involving concentrated, dispersed development and growth points
  - settlement hierarchy
  - settlement development limits
- 6) Making places – parish cluster visions and key issues and priorities for each cluster together with preferred sites by settlement

**2.4** The paper does not detail a preferred approach to addressing Gloucester's unmet housing needs at this stage. Instead, an assessment of potential alternative sites will be carried out during 2019 in accordance with the approach agreed by Gloucestershire authorities in 2014. Potential sites within Stroud district will form part of that assessment, together with other sites both within and on the edge of Gloucester but within neighbouring council areas. The site(s) that perform best will be identified in the respective council's future draft plan(s) for potential allocation.

**2.5** The paper does set out preferred sites at the main towns and larger villages to meet Stroud's needs 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 does not indicate Council support for development at these locations at this stage. The purpose of the consultation is to seek local views on these options and to identify whether other site options may be better.

**2.6** The Preferred Strategy paper is supported by a number of studies and assessments including a transport discussion paper, settlement analysis work and sustainability appraisal of realistic alternative options.

### **3. NEXT STEPS**

- 3.1** The Preferred Strategy paper and supporting documents will be subject to public consultation for eight weeks commencing w/c 22 October and ending w/c 17 December 2018. The following activities are proposed during that time:
- 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 locations throughout the district
- Meetings with town and parish councils (clusters)
- Meetings with statutory consultees, interest groups (community, schools, businesses, etc.)

**3.2** The results of public consultation will help inform the development of the draft Plan during 2019.