

19 September 2018

ENVIRONMENT COMMITTEE

A meeting of the Environment Committee will be held on **THURSDAY 11 OCTOBER 2018** in the Council Chamber, Ebley Mill, Ebley Wharf, Stroud at **7.00 pm.**



David Hagg
Chief Executive

Please Note: This meeting will be filmed for live or subsequent broadcast via the Council's internet site (www.stroud.gov.uk). By entering the Council Chamber you are consenting to being filmed. The whole of the meeting will be filmed except where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

AGENDA

- 1 APOLOGIES**
To receive apologies for absence.
- 2 DECLARATIONS OF INTEREST**
To receive declarations of interest.
- 3 MINUTES**
To approve the minutes of the meeting held on 13 September 2018.
- 4 PUBLIC QUESTION TIME**
The Chair of Committee will answer questions from members of the public submitted in accordance with the Council's procedures.
DEADLINE FOR RECEIPT OF QUESTIONS
Noon on Monday 8 October 2018.
Questions must be submitted in writing to the Chief Executive, Democratic Services, Ebley Mill, Ebley Wharf, Stroud and sent by post or by Email: democratic.services@stroud.gov.uk
- 5 LOCAL PLAN REVIEW – PREFERRED STRATEGY PUBLIC CONSULTATION**
To approve the Local Plan Review Preferred Strategy document for the purposes of undertaking public consultation.

6 **MEMBERS' QUESTIONS**

See Agenda Item 4 for deadline for submission.

Members of Environment Committee

Councillor Simon Pickering (Chair)

Councillor George Butcher (Vice-Chair)

Councillor Chris Brine

Councillor Paul Denney

Councillor Jim Dewey

Councillor Alison Hayward

Councillor Gary Powell

Councillor Tom Skinner

Councillor Haydn Sutton

Councillor Brian Tipper

Councillor Jessica Tomblin

Councillor Tim Williams

ENVIRONMENT COMMITTEE

13 September 2018

7.00 pm – 9.40 pm

Council Chamber, Ebley Mill, Stroud

3

Minutes

Membership

Councillor Simon Pickering (Chair)	P	Councillor Steve Lydon	A
Councillor George Butcher (Vice-Chair)	P	Councillor Tom Skinner	P
Councillor Chris Brine	P	Councillor Haydn Sutton	P
Councillor Paul Denney	P	Councillor Brian Tipper	A
Councillor Jim Dewey	P	Councillor Jessica Tomblin	P
Councillor Alison Hayward	A	Councillor Tim Williams	P

P = Present

A = Absent

Other Member(s) Present

Councillors Cooper, Cornell, Haydn Jones and Studdert-Kennedy.

Officers in Attendance

Director of Development Services	Head of Finance
Planning Strategy Manager	Accountant
Neighbourhood Planning Officer	Community Services Manager
Head of Community Services	Democratic Services Officer

EC.014

APOLOGIES

Apologies for absence were received from Councillors Hayward, Lydon and Tipper.

EC.015

DECLARATIONS OF INTEREST

There were no declarations of interest.

EC.016

MINUTES

RESOLVED

That the Minutes of the Meeting held on 5 June 2018 are approved as a correct record and signed by the Chair.

EC.017

WORK PROGRAMME

The Director of Development Services confirmed that the updates in the Capital Programme report would be included within the budget reports and Performance Monitoring in future.

Community Involvement would be added to the work programme.

Concerns were raised regarding the changes being made to the opening hours of Horsley Tip by the Gloucestershire County Council, without consultation. The Chair agreed to write to the Cabinet Member on behalf of the Committee stating how disappointed they are about the changes being made and to reconsider the decision and undertake consultation.

RESOLVED **To note the above.**

EC.018 **PUBLIC QUESTION TIME**

There were none.

EC.019 **MEMBER REPORTS**

- a) Planning Review Panel (PRP) – Councillor Studdert-Kennedy updated members on discussions at PRP and the concerns on dispersal and numbers.
- b) Stroud Concordat - Councillor Pickering confirmed they had not met and would provide an update in December.
- c) Update from the Waste and Recycling Task and Finish Group – notes would be circulated to members.
- d) Performance Monitoring – The Director of Development Services had written an update that had been circulated to members. .
- e) Single Use Plastics – Notes from the Task and Finish Group would be circulated.

EC.020 **BUDGET MONITORING REPORT 2018/19 Q1**

The Accountant outlined the above report which focused on monies spent up to the end of the financial year and variations +/- £20k. The UBICO overspend was drawn to Members' attention.

If the gateway project at Wallbridge did not come to fruition, Councillor Brine asked that Stonehouse will be a gateway once the canal progresses and requested that funding be considered.

Consultants had been commissioned to look into the costs the Council incurs from UBICO.

The garden waste scheme was being reviewed because it currently was unsatisfactory and not providing value for money.

RESOLVED **To note the outturn forecast for the General Fund Revenue budget and the Capital Programme for this Committee.**

EC.021**THE LOCAL REVIEW PREFERRED STRATEGY PUBLIC CONSULTATION**

The Planning Strategy Manager outlined the above report which identified the national requirement for Stroud district to find land for a 40% increase in the level of housing compared to our current local plan. The figures were the minimum requirement in national policy.

The Wisloe development had not been in the consultation paper last autumn because it had not been promoted at that time but along with other new sites had been put forward by the County Council subsequently. All sites need to be tested for deliverability. The Planning Review Panel had considered the draft document at a meeting in August 2018. The intention is to bring a full draft Local Plan back to Committee in the autumn of 2019.

Councillor Denney raised concerns about the inclusion of sites 13, 25 and 26 in Cam and outlined his reasons, including that transport links were inadequate. He proposed a motion that these three sites be removed from the strategy, which was seconded by Councillor Brine.

The Planning Strategy Manager confirmed that these 3 sites had been actively promoted and totalled approximately 700 dwellings.

The Chair reminded members that they were not making a decision on which sites to allocate but which sites should go out to public consultation. He advised that the sites should remain in the strategy so that they can be tested.

Councillor Brine stated that by using the word “preferred” strategy there would be a presumption this and other sites were being approved.

Two members voted for the motion and it was lost.

Councillor Tomblin proposed a motion to defer from making a decision for a month to enable the Planning Review Panel to meet and ensure that the draft reflects the responses to issues and options before consulting. The motion was seconded by Councillor Skinner.

Members were reminded that the Planning Review Panel was not a decision making body.

The Chair reminded members that the proposal was for the preferred strategy to go out for consultation when concerns and views could be made and taken on board.

On being put to the vote the motion was carried.

RESOLVED **To defer from making a decision for a month to enable officers to take further account of: the views of members of Planning Review Panel; national policy; and the views of members of the public expressed during the Issues and options consultation stage.**

The meeting adjourned at 9.23 pm and reconvened at 9.31 pm.

EC.022 **STATEMENT OF COMMUNITY INVOLVEMENT**

The Planning Strategy Manager outlined the above report.

RESOLVED **To approve the draft Statement of Community Involvement (Appendix A) for the purposes of public consultation.**

EC.023 **DURSLEY NEIGHBOURHOOD DEVELOPMENT PLAN: PROGRESS TO REFERENDUM**

The Neighbourhood Planning Officer outlined the above report and confirmed that the referendum would take place on 15 November 2018.

RESOLVED **1. To accept all recommended modifications of the Examiner's Report (Appendix A);**
2. That the Dursley Neighbourhood Development Plan, as modified, meets the basic conditions, is compatible with the Convention rights, complies with the definition of a neighbourhood development plan (NDP) and the provisions that can be made by a NDP;
3. To take all appropriate actions to progress the Dursley Neighbourhood Development Plan to referendum in early December 2018.

EC.024 **MEMBERS' QUESTIONS**

There were none.

The meeting ended at 9.40 pm.

Chair

STROUD DISTRICT COUNCIL
ENVIRONMENT COMMITTEE

**AGENDA
ITEM NO**

11 OCTOBER 2018

5

Report Title	LOCAL PLAN REVIEW – PREFERRED STRATEGY PUBLIC CONSULTATION
Purpose of Report	To agree a Preferred Strategy paper for public consultation.
Decision(s)	<p>Committee resolves to:-</p> <ol style="list-style-type: none"> 1. Approve the content of the Preferred Strategy paper (Appendix A) for the purposes of public consultation commencing October 2018 2. Delegate to the Director of Development Services the authority to make minor textual and formatting changes to the draft document for public consultation
Consultation and Feedback	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.
Financial Implications and Risk Assessment	<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 adele.rudkin@stroud.gov.uk</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>
Legal Implications	<p>Legal Implications are provided on the First Draft of the Preferred Strategy Paper (as at 21st 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"> • The principal physical, economic, social and environmental characteristics; • The principal purposes for which land is used; • The size, composition and distribution of the population; • The communications, transport system and traffic; • Any other considerations which may be expected to affect those matters; • Such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct; • Any changes which SDC think may occur in relation to any other matter; and, • The effect such changes are likely to have on the development of the district or on the planning of such development. <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 & Deputy Monitoring Officer Tel: 01453 754364 Email: craig.hallett@stroud.gov.uk R20.08D28.08C21.08</p>
Report Author	Mark Russell, Planning Strategy Manager Tel: 01453 754305 Email: Mark.Russell@stroud.gov.uk
Options	Options are: <ol style="list-style-type: none"> 1. approve the Preferred Strategy paper for public consultation; or 2. amend the Preferred Strategy paper for public consultation, or 3. delay the Preferred Strategy paper for further internal discussion.

Performance Management Follow Up	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.
Background Papers/ Appendices	Appendix A – Preferred Strategy paper Background papers

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.