

REPORT TO COUNCIL

REPORT OF: Economic Development Portfolio Holder

REPORT NO: PLA 909

DATE: 8th September 2011

TITLE:	Site Allocation and Policies and Grantham Area Action Plan Development Plan Documents: Publication and Submission to Secretary of State	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	Key Decision	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Cllr Frances Cartwright Economic Development Portfolio Holder	
CONTACT OFFICER:	Karen Sinclair, Planning Policy & Partnerships Service Manager 01476 406438 k.sinclair@southkesteven.gov.uk	
INITIAL IMPACT ASSESSMENT:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required: Yes
Equality and Diversity		
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	Council Report PLA830 dated 5 th July 2010 Cabinet Report PLA835 dated 2 nd August 2010 Cabinet Report PLA848 dated 4 th October 2010 Cabinet Reports PLA866 and PLA867 dated 7 th February 2011 Cabinet Reports PLA891 and PLA893 dated 4 th July 2011 Cabinet Reports PLA898 and PLA899 dated 1 st August 2011 Cabinet Report PLA900 dated 1 st August 2011 Cabinet report PLA907 dated 5 th September 2011	

1. RECOMMENDATIONS

1.1 That:

- a) the publication for the receipt of representations relating to the Grantham Area Action Plan and Site Allocation and Policies DPDs, attached as Appendices A and B, and the changes to the Proposals Map, attached as Appendix C, are approved
- b) subject to there being no representations which raise fundamental issues on soundness, the Grantham Area Action Plan and Site

Allocation and Policies DPDs be submitted to the Secretary of State for independent examination

- c) **authority is delegated to the Head of Service Development and Growth in consultation with the Economic Development Portfolio Holder to make any necessary changes to the DPDs associated with publication and subsequent processes**
- d) **representations received after the end of the six week representation period are not accepted as duly made**

2. PURPOSE OF THE REPORT

- 2.1 The purpose of this report is to seek approval to publish, for the receipt of formal representations, the Site Allocation and Policies (SAP) and Grantham Area Action Plan (GAAP) Development Plan Documents (DPDs), followed by submission to the Secretary of State for independent Examination.
- 2.2 The publication of the two DPDs supports the Good for Business and Quality Living Priority Themes.

3. DETAILS OF REPORT

- 3.1 Both the SAP and GAAP DPDs include not only allocated sites for housing, employment and other development but also policies which add detail to the broad framework provided by the Adopted Core Strategy. The SAP and the GAAP have been developed, therefore, within the parameters set by the adopted Core Strategy but they have also built on earlier work undertaken on the Housing and Economic DPD and, specifically in the case of the GAAP, that associated with Grantham Growth Point projects.
- 3.2 Both the SAP and GAAP DPDs have over the past two years, been the subject of public consultation in respect of potential development sites and draft policies. The comments received in response to these consultations have been reported to Cabinet (reports PLA867, 891, 893, 898 and 899) and some changes to the DPDs, by way of clarification to respond to issues that were raised, approved.
- 3.3 These previously approved changes have been included in the DPDs attached as Appendices A and B. The opportunity has been taken to ensure any further changes that aid clarification and use of the documents, and which do not alter already agreed policy approaches, are incorporated. Attached at Appendix C are plans which identify the locations of the housing, employment and other policy designations referred to in the two DPDs. These will be shown on a separate Proposals Map that will accompany publication of the Submission DPDs.
- 3.4 The Town and Country Planning (Local Development) (England) Regulations, under Regulation 27, require the final versions of the two DPDs to be published and for representations to be invited from residents, parish and town councils, statutory consultees and other stakeholders prior to the submission of the DPDs for independent examination. This is not intended as another period of public consultation but rather the opportunity for representations to be made as to whether the DPDs are considered to be 'sound'.

- 3.5 When publishing the final version of the DPDs they should not require any further changes. However, in light of representations received there may be the need to make minor changes, for example in the interests of clarity or accuracy, prior to the DPDs being submitted. In the event that there is a need for such changes, delegated authority is sought for the Head of Service Development and Growth to make these, following consultation with the Economic Development Portfolio Holder. Such minor changes could be made without further consultation and the Inspector, based on the experience of the Core Strategy examination, will take these, together with the published DPDs, as the starting point for their consideration of the document's soundness.
- 3.6 The period for the submission of representations will be six weeks, which it is anticipated, subject to approval by Council, will commence in late September. In order to ensure the timely submission of the DPDs it is recommended that representations received after the end of the six week period are not accepted as duly made or submitted to the Inspector for consideration.
- 3.7 Following the close of the representation period, an analysis of the representations will be undertaken to consider whether any fundamental matters of soundness have been raised. If not, then it is anticipated that submission of the DPDs to the Secretary of State will take place before the end of 2011 (Regulation 30 stage).
- 3.8 A number of documents will accompany the publication of the DPDs, including:
 - Statement of Pre-Submission Consultation
 - Final Sustainability Appraisal Report
 - Changes to the Proposals Map
 - Any other supporting documents relevant to the preparation of the DPDs including the technical studies that have been completed
- 3.9 All those who have previously made representations to earlier stages of the two DPDs will be notified of the six week representation period. Copies of the documents will also be made available to relevant statutory consultees, including Parish and Town Councils, as well as in the Council's four offices and local libraries and on the website. It is also a legal requirement for public notices to be placed in local newspapers.

4. OTHER OPTIONS CONSIDERED

- 4.1 The Adopted Core Strategy provides the overarching policy framework for the SAP and GAAP DPDs. If the DPDs do not include relevant policies they will not be in conformity with the Core Strategy and could fail to be found sound at examination.
- 4.2 Each of the policies in the DPDs is based upon a Core Strategy policy and has provided little scope to consider alternative policy options. However, this is a requirement of the LDF preparation process and has been addressed through earlier consultations, in particular through the Issues and Options consultation in 2005 and the Housing and Economic DPD consultation in 2006, and through the consideration of the responses to the public consultation undertaken on the

two DPDs over the past 12 to 18 months. The allocated sites have been identified following assessment, against consistent criteria, of a considerable number of alternative sites. Both DPDs have also been subject to a Sustainability Appraisal.

4.3 At examination the DPDs will be tested as to whether they are the most appropriate strategy when considered against reasonable alternatives and that they have been developed from a robust and credible evidence base.

5. RESOURCE IMPLICATIONS

5.1 There will be costs associated with publishing the DPDs and subsequent examination which have been accounted for and can be met from the Planning Policy and Partnerships Service Budget.

5.2 The Planning Inspectorate has been notified of the intention to submit the DPDs for examination and that the Council would expect concurrent examinations to be held. It is expected that this would result in some cost savings i.e. through the employment of a single Programme Officer, but the Inspectorate have yet to confirm that concurrent examinations are feasible.

6. RISK AND MITIGATION

6.1 There are risks that the DPDs may be considered unsound by the Inspector. However, the DPDs are based on an extensive evidence base and wide ranging consultation which should minimise this risk. In the event that the Inspector has concerns regarding the two DPDs then they are likely to raise these with the Council at the earliest opportunity and provide the Council with the opportunity to address the issues identified prior to proceeding to the hearings stage of the examination or issuing their report.

7. ISSUES ARISING FROM EQUALITY IMPACT ASSESSMENT

7.1 A service Equality Impact Assessment has recently been completed and issues arising from this have been taken into account in finalising the DPDs.

8. CRIME AND DISORDER IMPLICATIONS

8.1 As the DPDs contain strategic policies there are considered to be no direct crime and disorder implications. The application of the policies to individual development proposals may, however, give rise to crime and disorder issues at which time the implications of these or the use of any mitigation measures necessary would need to be assessed.

9. COMMENTS OF FINANCIAL SERVICES

9.1 All costs associated with the development of the Local Development Framework can be met from within existing budgets supported by the monies received from the Housing and Planning Delivery Grant award.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

10.1 The Town and Country Planning (Local Development) (England) Regulations 2004 (Regulation 27(3)) require the Local Planning Authority to consider any representation made as part of “pre-submission consultation” prior to submission of the relevant Development Plan Document to the Secretary of State. This report, together with the attached schedules, is made to Council to obtain approval of Council for the documents referred to before publishing them for receipt of representations and submission for independent examination by the Inspector to satisfy this regulation. The Inspectors report will ,under current regulations, be a binding report for adoption by the Council.

11. APPENDICES:

Appendix A Submission Grantham Area Action Plan

Appendix B Submission Site Allocation and Policies DPD

Appendix C Proposed Housing, Employment and other Policy Designations to be included on Proposals Map