

FOREST HEATH DISTRICT COUNCIL

LOCAL PLAN WORKING GROUP

THURSDAY 8 MAY 2014

4.00 PM - 5.08 PM

Members Present

Mrs R E Burt (Chairman)
R J Millar (Vice-Chairman)
W J Bishop
W Hirst
R D S Hood

M J Jefferys
Mrs C F J Lynch
W E Sadler
T Simmons

Also in attendance

M Smith, Place Shaping Manager
M Magnusson, Planning Officer
S Turner, FHDC Cabinet Officer/Committee Administrator

Apologies

There were no apologies for absence.

Substitutes

There were no substitutes at the meeting.

SCHEDULE OF RECOMMENDATIONS

	ITEMS OF BUSINESS	RECOMMENDATION
277	<u>SCHEDULE OF RECOMMENDATIONS FROM THE MEETING OF THE LOCAL PLAN WORKING GROUP HELD ON 29 JANUARY 2014</u> The schedule of recommendations from the meeting held on 29 January 2014 were received and noted.	
278	<u>LAUNCH OF THE PLANNING PRACTICE GUIDANCE (NATIONAL PLANNING POLICY FRAMEWORK) (REPORT NO LOP14/018)</u> The Planning Officer presented this report which explained that the Government had launched, on 6 March 2014, a new suite of online 'Planning Practice Guidance' (e-PPG), to elucidate on sections of generic policy contained within the National Planning Policy Framework. The online PPG had superseded, or partly superseded,	

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	<p>155 guidance documents and circulars (as set out in Appendix B to the report), a number of which had been declared by Lord Taylor of Goss Moor as 'unfit for purpose', within the context of his 'External Review of Government Planning Practice Guidance' commissioned by the DCLG. Many of these documents had been in 'limbo' since the publication of the NPPF in March 2012 and the intention was that their deletion should lead to more clarity in Government policy and consequently 'local' decision making.</p> <p>The Planning Officer also explained that Appendix A to the report, summarised the new Planning Practice Guidance, by Category.</p> <p>Members requested to be provided with the link to this suite of online Planning Practice Guidance. It was also considered that this Guidance should be brought to the attention of the Members of the Development Control Committee.</p> <p>Members also asked as to whether the Town/Parish Councils had been made aware of this new suite of online Planning Guidance. It was considered that this should be raised at the next meeting of the Town/Parish Forum.</p> <p>The content of the report and the recently launched Planning Practice Guidance (PPG) be noted.</p>	NOTED
279	<p><u>LOCAL DEVELOPMENT SCHEME – PROGRAMME UPDATE 2014-2016 (REPORT NO LOP14/019)</u></p> <p>The Place Shaping Manager presented this report which explained that a joint Local Development Scheme had been agreed by the Cabinets of both Forest Heath District Council and St Edmundsbury Borough Council in July 2012.</p> <p>A revision to the Local Plan timetable was now required, to update progress on the Forest Heath District Council and the St Edmundsbury Borough Council Local Development Plan documents currently in preparation and to roll forward the programme to 2016. The revised timetable was set out in Working Paper 1 to the report.</p> <p>The Place Shaping Manager explained the amendments to the Scheme as follows:</p>	

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	<p>(a) <u>Development Management Policies DPD</u> The Examination in Public (EiP) would now be held over four days in July 2014. The appointed Inspector (Malcolm Rivett) was expected to prepare his report in November 2014, for adoption of the document in January 2015.</p> <p>(b) <u>Core Strategy Single Issue Review (Policy CS7 Housing)</u> The adoption of the Core Strategy Single Issue Review had been delayed by two months and was now due for adoption in May 2015.</p> <p>(c) <u>Site Specific Allocations</u> The adoption of the Site Specific Allocations had been delayed by three months and was now due for adoption in December 2015.</p> <p>A Member expressed concern at the length of time of the adoption of the Site Specific Allocations document. The Place Shaping Manager explained that the delay related mainly as a result of the High Court Challenge on the Core Strategy and also with the recent Judicial Review challenges which had been received on some of the larger planning applications. As the Council was at an increased risk of being challenged, Officers were seeking further advice from external consultants and from Counsel when undertaking the work on the Sustainability Appraisal (SA) and the Strategic Environmental Assessment (SEA).</p> <p>Officers had requested the external consultants to review the SA/SEA which had been prepared for both documents. The consultants had identified a need to review the baseline information and updating of plans, policies and programmes. The advice received from Counsel also suggested a work programme for the SA/SEA, which also involved an updated Sustainability Scoping report. This report would require a four week consultation with Statutory Consultees and any feedback received would feed into a final Scoping Report and SA/SEA Appraisal.</p> <p>Members acknowledged the reasons behind the delay in undertaking additional work to allow for the adoption of 'sound' documents.</p> <p>A Member also expressed concern with regard to the costs involved with this seeking of this external advice and requested to be provided with a breakdown of the costs involved.</p>	

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	That the updated West Suffolk Local Development Scheme programme chart be published (as set out in Working Paper 1 to Report No LOP14/019).	RECOMMENDED
280	<p><u>CORE STRATEGY (POLICY CS7) SINGLE ISSUE REVIEW AND SITE ALLOCATIONS LOCAL PLAN DOCUMENTS – UPDATE (VERBAL)</u></p> <p>It was considered that this item had been dealt with under Minute Number 279 above.</p>	
281	<p><u>ANY OTHER BUSINESS</u></p> <p><u>Waste Water Treatment Capacity – Red Lodge</u></p> <p>The Place Shaping Manager explained that at the meeting of the Working Group on 30 October 2013, Officers had been requested to commission an independent review with regard to the waste water treatment capacity issues in Red Lodge, to determine whether the embargoe for additional development before 2021 was still appropriate. The review was specifically related to the Local Plan and the Core Strategy Single Issue Review.</p> <p>A Technical Memorandum had now been received from the appointed Consultants on 7 May 2014 and, although the main report was not due until 23 June 2014, a Technical Memorandum had been prepared as the Development Control Committee had been due to determine an application for Red Lodge on 14 May 2014. However, the determination of this application had now been delayed to 4 June 2014, due to matters relating to highways and other viability matters, which were still outstanding.</p> <p>As this Memorandum had been received, it had been considered prudent to share this with the Working Group, in the first instance. The Case Officer for the Red Lodge planning application would also be sharing this Memorandum with Red Lodge Parish Council, the local Ward Members and the applicant.</p> <p>To-date there were still some outstanding issues within the report, which were still being awaited from Anglian Water. However, the Consultants had stated that they had received sufficient information to conclude that:</p> <p><i>"Whilst additional data was still to be reviewed and appraised, the findings of the study to-date, conclude that the 2021 embargoe placed on further</i></p>	

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	<p><i>development, over and above the extant permissions proposed by Forest Heath District Council, is no longer appropriate."</i></p> <p>Members did express some initial reservations with regard to this Technical Memorandum, with particular reference to the outstanding information from Anglian Water, to allow for the report to be completed.</p> <p>The Place Shaping Manager stated that once the final report had been received, then this could be considered in more detail by the Working Group.</p>	<p>NOTED</p>