

Local Plan Working Group



Forest Heath
District Council

Title of Report:	Core Strategy Single Issue Review (SIR) Preferred Option – (Regulation 18) Consultation Document	
Report No:	LOP/FH/16/005	
Report to and dates:	Local Plan Working Group	15 February 2016
	Cabinet	1 March 2016
Portfolio holder:	James Waters Portfolio Holder for Planning and Growth Tel: 0771621038 Email: james.waters@forest-heath.gov.uk	
Lead officer:	Marie Smith Strategic Planning Manager Tel: 01638 719260 Email: marie.smith@westsuffolk.gov.uk	
Purpose of report:	To endorse progress made on the Core Strategy Single Issue Review (CS SIR) Local Plan document for consultation The outcome of the meeting will inform the final draft of the CS SIR for consultation. (Member approval will be sought from Cabinet on the 1 March 2016).	
Recommendation:	<p>It is <u>RECOMMENDED</u> that the Local Plan Working Group:</p> <p>(1) Endorse progress on the Core Strategy Single Issue Review (CS SIR); and</p> <p>(2) Recommend to Cabinet that the Core Strategy Single Issue Review (CS SIR) Preferred Option document and accompanying SEA/SA together with supporting documents be approved for consultation.</p>	

	(3) The Head of Planning and Growth, in consultation with the Portfolio Holder for Planning and Growth, be authorised to make any minor typographical, factual, spelling and grammatical changes to the document, provided that it does not materially affect the substance or meaning.
Key Decision: <i>(Check the appropriate box and delete all those that do not apply.)</i>	<i>Is this a Key Decision and, if so, under which definition?</i> Yes, it is a Key Decision - <input type="checkbox"/> No, it is not a Key Decision - <input checked="" type="checkbox"/>
Consultation:	<ul style="list-style-type: none"> • In accordance with Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012, the Council's Statement of Community Involvement and Local Development Scheme.
Alternative option(s):	<ul style="list-style-type: none"> • Options for progressing the SIR Local Plan Document were considered by LPWG on 16 October 2014. • Housing Options Paper was considered and endorsed by LPWG on 22 April 2015. • CS SIR Local Plan Document and the accompanying SEA/SA and supporting documents were considered by LPWG on 30 June 2015 and agreed by Cabinet on 14 July 2015 for consultation. • CS SIR housing distribution options and SA implications to inform the preparation of the CS SIR Preferred Options Local Plan document, were considered by LPWG on 15 February 2016. • Working Paper 1 sets out the preferred and alternative option for the CS SIR consultation
Implications:	
<i>Are there any financial implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any staffing implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any ICT implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>Are there any legal and/or policy implications? If yes, please give details</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a requirement for Local Planning Authorities to produce a Local Plan and Sustainability Appraisal and to undertake consultation during its preparation under the

	Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011 and the Town and Country Planning (Local Planning) Regulations 2012.		
<i>Are there any equality implications? If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Risk/opportunity assessment:	The Local Development Scheme includes a risk assessment of issues that could affect the Councils ability to deliver the Local Plan(s) in accordance with the programme. Actions to manage the risks have also been identified. Failure to prepare a sustainability appraisal which appraises all reasonable alternatives may result in an unsound Plan or legal challenge.		
Risk area	Inherent level of risk (before controls)	Controls	Residual risk (after controls)
Significant public opposition	High	Local Plan documents have the potential to be highly contentious. Whilst every effort will be made to build cross-community consensus, there is a high risk of significant public opposition.	Medium
Loss of Staff	Medium	The structure and staffing levels within the Place Shaping Team will be constantly monitored and reviewed to ensure that the appropriate level of skills and resources are maintained.	Low
Financial shortfall	Medium	In the short/medium term, the Council has allocated funds through its Financial Services Planning process to allow for the preparation of the Local Plan. In the longer term, should costs increase, a review of the financial allocation will be required.	Low
Changing Political Priorities	Medium	Proposals are discussed with Members of all parties via a variety of means, the Local Plan Working Group etc.). This helps build consensus and reduces the likelihood of wholesale change of direction from local politicians.	Low
Legal Challenge	High	As a measure of last resort anyone may issue a legal challenge within six week of adoption of the Local Plan. Officers will continue to seek to ensure that local plan documents are prepared within the legal framework in order to reduce the risk of successful legal challenge.	Medium
Ward(s) affected:	All Wards in the District.		

<p>Background papers: <i>(all background papers are to be published on the website and a link included)</i></p>	<p>Forest Heath Core Strategy Development Plan Document (May 2010). http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/forestheathcorestrategy.cfm</p> <p>Forest Heath Core Strategy Policy CS7 Single Issue Review – issues and Options 2012. http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/fhcorestrategysingleissuereview.cfm</p> <p>Forest Heath Core Strategy Policy CS7 Single Issue Review – issues and Options 2015 http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/fh-single-issue-review-sir-of-core-strategy-policy-cs7.cfm</p> <p>Core Strategy Single Issue Review (SIR) – Sustainability Appraisal of housing distribution options https://democracy.westsuffolk.gov.uk/ieListDocuments.aspx?CIId=171&MIId=3163</p>
<p>Documents attached:</p>	<p>Working Paper 1: Single Issue Review of Core Strategy Policy CS7 Overall Housing Provision and Distribution – Preferred Option</p>

1. Key issues and reasons for recommendation(s)

1.1 Background

- 1.1.1 The Core Strategy Single Issue Review (CS SIR) revisits the quashed parts of the 2010 Core Strategy as well as reassessing overall housing need/numbers to ensure compliance with the National Planning Policy Framework (NPPF).
- 1.1.2 An 'Issues and Options' (Regulation 18) consultation was completed on the Core Strategy SIR in July to September 2012, with a second Issues and Options (regulation 18) consultation taking place between August and October 2015.
- 1.1.3 A third Issues and Options consultation is scheduled to take place between 4 April and 8 June 2016, and it is the preferred option consultation draft of the Core Strategy SIR which is attached to this paper (See Working Paper 1).

Core Strategy Single Issue Review (SIR) – Sustainability Appraisal of housing distribution options

- 1.1.4 A report was presented to Local Plan Working Group on 19 January setting out the Sustainability Appraisal work undertaken during the development of the refined housing distribution options.
- 1.1.5 Three potential options were proposed in the report but it was the view of officers, and the consultants appointed to undertake the Sustainability Appraisal work, that in order to progress the CS SIR and to ensure a more engaging consultation, a smaller number of options for consultation should be included in the next CS SIR document - one to be indicated as the council's preferred option and one as an alternative.
- 1.1.6 The report stated it was likely that option 1 (Higher growth at Mildenhall and Red Lodge and Primary Villages, enabling lower growth at Newmarket) would be presented as the council's final preferred option, a decision which is reinforced by this option ranking mostly highly in terms of performance against the SA objectives, and option 2 (Higher growth at Newmarket, enabling lower growth at Mildenhall, Red Lodge and Primary Villages) would be presented as an alternative option, but will not be preferred.

Core Strategy Single Issue Review Preferred Option

- 1.1.7 Working Paper 1 is the third 'Issues and Options' (Regulation 18) CS SIR consultation document. This document considers one option for the overall level of housing to be provided in the district from 2011 to 2031 and two reasonable options (one of which is the council's preferred option) for its distribution between towns and villages (as outlined in paragraph 1.1.6 above).
- 1.1.8 The purpose of the consultation document is to stimulate further debate

on housing quantum and the most appropriate way to distribute the housing need throughout the district. The document asks questions and invites comments from both the public and statutory stakeholders. The council is still evidence gathering at this stage and is not making a final decision on the distribution of housing, but is giving an indication of its preferred strategy.

1.2 Sustainability Appraisal (SA) of the distribution options

- 1.2.1 A Sustainability Appraisal (SA) is a tool for appraising policies to ensure they reflect sustainable development objectives. Sustainability Appraisals are required for all local development documents. Strategic Environmental Assessment (SEA) is a procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
- 1.2.2 Consultants have been appointed to undertake the full SA and SEA work in relation to the next consultation draft of the SIR document. A full report setting out the findings of the SA and SEA and the proposed CS SIR Regulation 18 consultation will accompany the document for consultation in April 2016.

2. Next Steps

- 2.1 Following this Local Plan Working Group, the final CS SIR document will be taken for approval for consultation by Cabinet on 1 March 2016.
- 2.2 The design and printing of the documents will take a further few weeks from the Cabinet meeting; therefore consultation is planned from the 4 April until 8 June 2016.
- 2.3 Comments received during this next consultation will be considered and brought back to the Local Plans Working Group before being fed into the final consultations for both the Site Allocations and Core Strategy Single Issue Review in late Summer/Autumn 2016. Submission of the documents for independent examination will follow in December 2016.