

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 4 DECEMBER 2012

Title:

**THE SCOPE OF THE DEVELOPMENT MANAGEMENT AND SITES
ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

[Portfolio Holder: Cllr Bryn Morgan]

[Wards Affected: All]

Summary and purpose:

The Core Strategy is the first part of the review of the Waverley Local Plan. The second part is the requirement to update its detailed planning policies for determining planning applications and to make allocations for land use in accordance with the Core Strategy. This will involve preparing a Development Management and Sites Allocation Development Plan Document (DM &SA DPD). The Executive is being asked to agree the scope of this document.

How this report relates to the Council's Corporate Priorities:

The DM&SA DPD will be prepared in accordance with all of the Council's Corporate Priorities.

Equality and Diversity Implications:

The preparation of the DM&SA DPD will require an equalities impact assessment.

Environment and Climate Change Implications:

The DM&SA DPD will include policies relating to the environment (natural resources, biodiversity, pollution) and climate change where it is considered they are needed to give detail to the policies set out in the Core Strategy.

Resource/Value for Money Implications:

The work will incur costs both for the Examination (estimated to be approximately £50,000) and for consultants in relation to the evidence base and other supporting documents, including the Sustainability Appraisal, (also estimated to be about £50,000). It will also involve considerable officer time.

Legal Implications:

The Plan will form part of the statutory development plan for the purposes of determining planning applications.

1.0 Introduction

- 1.1 The review of the Waverley Borough Local Plan is made up of two parts:
- 1) The Core Strategy – which sets out the strategic approach to planning and development in the Borough
 - 2) The Development Management and Site Allocations Development Plan Document (DM&SA DPD) which will provide:
 - a suite of ‘day-to-day’ development management policies to replace existing local plan policies
 - the detailed policies and site specific designations required to deliver the Core Strategy
- 1.2 The Council has recently published its Core Strategy for public consultation. Once the comments have been considered as a result of this consultation, the Council will submit the Core Strategy to the Secretary of State for its formal examination.
- 1.3 In the meantime the Council needs to start preparing the second part of the Local Plan: the DM&SA DPD so that it meets the tight timetable for adoption by July 2015. This is to ensure that:
- the Core Strategy is robustly supported through the detailed policies in the DM&SA DPD.
 - all the policies in the review of the Local Plan are up to date and consistent with the National Planning Policy Framework (NPPF).
 - the risk of rogue planning decisions/appeals arising from potential inconsistency with the NPPF is minimised.
- The relationship between the DM&SA DPD and the Core Strategy and how they both fit in to make up the Local Plan is set out in Annexe 1.
- 1.4 This report sets out the scope of the likely content of the DM&SA DPD to provide the basis for a work programme for preparing it.

2.0 Context

- 2.1 The National Planning Policy Framework (NPPF) was published in March this year. This sets out the national policy that must be taken into account when Local Plans are being prepared. The NPPF states that the Local Plans should:
- be consistent with the principles and policies set out in the NPPF including the presumption in favour of sustainable development.
 - only include policies that provide a clear indication of how a decision maker should react to a development proposal.
- 2.2 The NPPF therefore says that Local Plans may need to be revised to take account of the NPPF. This should be progressed as quickly as possible. Plans can be reviewed in whole or in part to respond to changing circumstances although any additional DPD should only be used where clearly justified.

- 2.3 The Waverley Borough Local Plan was adopted in 2002 and therefore there is a need to update its policies to ensure consistency with the approach in the Core Strategy and the NPPF.
- 2.4 The current adopted Local Plan also contains more than 130 policies that include both detailed development management policies for the determination of planning applications and site allocations for specific land use. The review of the Local Plan provides an opportunity to streamline policies to eliminate some of the duplication/repetition in the current adopted Local Plan and aim not to repeat policies in the NPPF. Therefore, there will not be a requirement for a comprehensive like-for-like replacement of all the policies in the current adopted Local Plan in the DM&SA DPD.
- 2.5 Furthermore, because the successful implementation of the Core Strategy requires some of its policies to set out detailed criteria for proposals to be judged against (such as the policies on affordable housing), there is no need to prepare a new separate policy or repeat the criteria in the DM&SA DPD. When adopted, these core strategy policies will already be used for development management purposes and will supersede the existing Local Plan policies.
- 2.6 However, when considering the scope of a review of the Local Plan, the Council also needs to be mindful that the NPPF has streamlined national planning guidance from over a 1,000 pages in the form of Planning Policy Statements to less than 60 pages and it is not as comprehensive as it used to be. Therefore, the review of the Local Plan also needs to ensure that it fills any gap that the NPPF does not deal with. This is particularly important as the NPPF states that the presumption in favour of sustainable development that is at the heart of the NPPF means granting planning permission where the development plan is absent, silent or relevant policies are out of date.

3.0 The Likely Scope of the DM&SA DPD

- 3.1 Annexe 2 to this report sets out the main matters that the DM&SA DPD are likely to cover. The list is not exhaustive and there may be other matters that will need to be included.

4.0 The Key stages in the production of the DPD:

- 4.1 The following is an indication of the timetable for the stages for preparing the DM&SA DPD with dates.

Stage	Dates
Preparing the Scoping Report for the Sustainability Appraisal (including the required consultation)	Autumn 2012
Preparation of papers for early stakeholder engagement including: <ul style="list-style-type: none"> • Assessment of existing local plan policies against the NPPF • Assessment of policies in the context of the Core Strategy • The assessment of new issues that need covering and policy gaps • Consideration of the need to gather further evidence and studies to prepare the DPD • Assessment of potential greenfield sites • Risk assessment and resource allocation to establish the priority of work areas 	Winter 2012/2013
Early stakeholder engagement to include: <ul style="list-style-type: none"> • Options for reviewing policies (including the removal and amalgamation of existing local plan policies) • Draft policy text where appropriate • Options for site allocations including a “call for sites” where landowners/developers as well as Parish and Town Councils are requested to promote available sites to be considered for development including housing and employment. 	Spring/Summer 2013
Preparation of the draft DPD	Autumn/Winter 2013
Consultation on the draft DPD (both the early stakeholder engagement and consultation on the draft will be under Regulation 18 of the 2012 Local Plan Regulations)	January 2014
Preparing the submission version of the Plan	Spring 2014
Publication (triggers the pre-submission consultation on soundness)	July 2014
Submission to the Secretary of State	November 2014
Examination	February/March 2015
Adoption	July 2015

5.0 Recommendation

It is recommended that the Executive agrees the scope of the Development Management and Site Allocations DPD as set out in Annexe 2 of this report.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

CONTACT OFFICER:

Name: Matthew Ellis

Telephone: 01483 523297

E-mail: matthew.ellis@waverley.gov.uk

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