

# **WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE - 10 APRIL 2018**

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**Title:**

**LOCAL PLAN PART 2: PREFERRED OPTIONS CONSULTATION**

**[Portfolio Holder: Cllr Chris Storey]**

**[Wards Affected: All]**

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**Summary and purpose:**

This report provides the context for the attached draft Preferred Options Consultation paper. It sets out the background and progress to date of Local Plan Part 2, describes the main issues pertinent to this stage of the Plan's development, and sets out the views of the Environment Overview & Scrutiny Committee which discussed and supported the content of the consultation document at its meeting on 19 March 2018.

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

Local Plan Part 2 will contribute to meeting corporate priorities in relation to the Environment and Community Wellbeing.

**Financial Implications:**

The costs of the consultation will be met from existing budgets. No additional financial resource is sought at this stage. Reserve balances set aside in previous years for the Local Plan work may be drawn down as appropriate.

Local and Neighbourhood plans will influence development in the local area and therefore will impact future incomes from both planning fees and other services.

**Legal Implications:**

Planning Solicitors in the Legal Services team are in dialogue with the Local Plans team and have been kept up to date on matters relating to the Preferred Options paper. We are happy with the process and have no specific comments to make at present.

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**Background**

1. Waverley's Local Plan is being developed in two stages. Local Plan Part 1 (LPP1) deals with the Strategic Sites and Policies and was adopted by the Council on 20 February 2018. Local Plan Part 2 (LPP2) is being progressed at an accelerated but realistic timescale to ensure that its adoption does not fall far behind that of Part 1.
2. LPP2 will deliver:
  - specific housing and employment allocations to towns and villages (in conjunction with Neighbourhood Plans where they exist);
  - sites for Gypsies, Travellers and Travelling Showpeople;

- specific settlement boundaries and areas to be removed from the Green Belt (as indicated in LPP1);
  - reviewed boundaries for local landscape designations;
  - reviewed town centre boundaries, and boundaries for local retail centres;
  - Detailed Development Management policies.
3. In accordance with the Council's approved Local Development Scheme, the first stage was the confirmation of the 'Issues and Options' for LPP2. A six-week public consultation took place last June, in line with Regulation 18 of the Local Plan Regulations 2012. The focus of this consultation was to ensure that LPP2 contains all the content that it should, within the context set by the strategic LPP1.
  4. This second stage of public consultation is the Preferred Options stage. It follows a number of months of reviewing the comments received at the Issues and Options stage, undertaking technical analyses of, for example potential housing allocations and precise boundaries for local landscape designations. Internal consultation has also taken place with Development Management colleagues over the precise wording of the detailed Development Management policies contained within the draft, and with other services within the Council.
  5. The paper at Annexe 1 has been prepared by Officers to provide the content of the consultation document. Officers are confident that it contains the topics required of it by Part 1, and addresses the points raised during the Issues and Options consultation, for example, where Town and Parish Councils had suggested areas for inclusion in local landscape designations. Officers have met with every Parish or Town Council preparing a Neighbourhood Plan and discussed the proposed detail of LPP2 with them, in the interests of avoiding duplication of effort between the Local Plan and the Neighbourhood Plan. Officers have also met with every Parish Council with a rural settlement boundary to discuss the criteria used in the assessment and receive their views on boundary amendments.
  6. As with the Issues and Options Consultation, Officers anticipate that the majority of public responses will relate to the proposed allocations for housing and Gypsy and Traveller accommodation. In addition, many responses may concern themselves with the detail of the future Development Management policies, which will be used to assess planning applications.
  7. The consultation will run using the Council's consultation portal, Inovem, although hard copy and email responses will be accepted. Officers will review each response over the late spring and summer and then develop the themes for a further public consultation in the autumn. It is proposed to timetable the consultation to start on 23 April 2018 and run until 4 June 2018.

### **Environment Overview & Scrutiny Committee**

8. The Environment Overview & Scrutiny Committee reviewed this report on 19 March 2018.
9. The Committee was pleased to see that LPP2 includes the National Space Standards, which will mean that this minimum standard can be enforced through the development management process.

10. Prior to the meeting, Committee Members had received an email from the Witley Neighbourhood Plan Steering Group which set out the reasons why Witley Parish Council had handed back responsibility to Waverley for the site allocation for housing in the Parish. The Committee was disappointed that there were unresolved differences with Planning Officers on the sites to be included in the Preferred Options consultation for LPP2. The Committee noted, though, that Neighbourhood Plans had to sit within the strategy agreed as part of the approved LPP1, and the Council had no room to compromise on this.
11. With regard to the additional points made about the consultation document referring to alterations to Green Belt boundaries to accommodate community uses, and clearly identifying where proposed site allocations are in the AONB, the Committee noted that Officers had already advised Witley Neighbourhood Plan Steering Group that subject to the approval of the Executive, some wording relating to the aspiration for a community use in Witley could be included; and reference to AONB is made in Appendix 3 where the planning constraints of all sites are noted. The Committee was pleased that discussions between Planning Officers and the Neighbourhood Plan Steering Group were continuing, but they also encouraged Witley Parish Council to make their representations through the formal consultation.
12. The Committee observed that there were examples of the base maps used in the consultation document not reflecting common understanding of the current site uses, for example the Farnham Riverside Key Site (DS42). Officers advised that the most current OS maps had been used. They would check the detail on the scope of future development at the Farnham Riverside Key Site, and could make it clear that there was no need for consultation responses on the base maps.
13. The Committee had no further observations to pass to the Executive, and endorsed the LPP2 Preferred Options consultation document for publication.

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### **Recommendation**

It is recommended that the Local Plan Part 2 Preferred Options document be approved for consultation.

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### **Background Papers**

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

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