

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 10 February 2014

Portfolio:	Strategic Planning and Environment
Subject:	Local Development Scheme Review
Report of:	Director of Planning and Environment
Strategy/Policy:	Fareham Local Plan
Corporate Objective:	Protecting and Enhancing our Environment Maintaining and Extending Prosperity A Safe and Healthy place to Live and Work Leisure for Health and for Fun A Balanced Housing Market Strong and Inclusive communities A Dynamic, Prudent, Progressive, Best Practice Council

Purpose:
To approve the revised version of the Local Development Scheme (February 2014) to take effect from 28 February 2014.

Executive summary:
The Local Development Scheme (LDS) is a programme management tool that sets out timetables for the preparation of Local Plan documents. It will update and replace the existing Local Development Scheme, which came into effect on 1st March 2012.

The LDS provides a brief description of the Local Plan documents that Fareham Borough Council is preparing, together with information about their content and the geographic area which they will cover. It explains how the different planning documents are related to each other.

- Recommendations:**
- (a) That the revised Local Development scheme be approved, as set out in Appendix A to this report.
 - (b) That the Director of Planning and Environment, in consultation with the Executive Member for Strategic Planning and the Environment, be authorised to make any necessary minor typographical amendments to the document.
 - (c) That the revised Local Development Scheme shall take effect from 28 February 2014.
 - (d) That a commitment be made to an early review of the Fareham Local Plan following a review of the South Hampshire Strategy.

Reason:

The Planning and Compulsory Purchase Act 2004, as amended by the Planning Act 2008, and the Localism Act 2011, requires each local planning authority to prepare and maintain a Local Development Scheme.

The Local Development Scheme has been updated to ensure that Fareham Borough Council has an up-to-date and appropriate programme management plan to address the future development needs of the Borough through a resourced programme of work that is realistic and achievable.

Cost of proposals:

The costs associated with revision of the Local Development Scheme itself (production and distribution) can be met within the current Local Plan budget.

However, there are costs to be incurred in preparing each Local Plan document. Cost estimates for these have been prepared to inform the budget reports considered by the Executive each year. The Welborne Plan in particular has been highlighted as a spending pressure and a quarterly financial update is provided to the Executive.

Appendix A: Local Development Scheme (Revised February 2014)

Background papers: None

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Executive Briefing Paper

Date: 10 February, 2014

Subject: Local Development Scheme Review

Briefing by: Director of Planning and Environment

Portfolio: Strategic Planning and Environment

INTRODUCTION

1. The Local Development Scheme (LDS) is a programme management tool that sets out timetables for the preparation of Local Plan documents. It will update and replace the existing Local Development Scheme, which came into effect on 1st March 2012.
2. The Planning and Compulsory Act 2004, as amended by the Planning Act 2008, and the Localism Act 2011, requires each local planning authority to prepare and maintain an LDS.
3. The LDS provides a brief description of all the Local Plan documents that Fareham Borough Council is preparing, together with information about their content and the geographic area which they will cover. It explains how the different planning documents are related to each other.

NEED FOR A REVISED LOCAL DEVELOPMENT SCHEME

4. Since the LDS March 2012 was published, circumstances and priorities have changed. The policies and site allocations of the Fareham Town Centre Area Action Plan have been combined within the Site Allocations & Development Management Policies Plan, which is renamed. The Area Action Plan for the New Community North of Fareham has also been renamed. The Community Infrastructure Levy Charging Schedule has been adopted.
5. Following publication of the Draft Plans for consultation, further work has been required to address the comments received. This includes further evidence studies to support revised and additional policies and some new allocations, further appraisals of the policies and proposals to meet the requirements to address sustainability and the Habitats Regulations, and further consultations. This has required extension of the plan preparation timetables.

6. When the Plans are submitted for independent examination they need to be in compliance with the published timetable for their preparation. The revised LDS (February 2014), which is attached as Appendix A to this report, also takes account of plan-making advice contained within the National Planning Policy Framework (NPPF).

CONTENT OF REVISED LOCAL DEVELOPMENT SCHEME

7. The revised LDS sets out the Council's commitment to preparing a Local Plan comprising three parts. Local Plan Part 1: Core Strategy was adopted in August 2011. To complete the Local Plan, the revised LDS sets out timetables and a summary of the contents for the following documents:
 - Local Plan Part 2: Development Sites and Policies; and
 - Local Plan Part 3: The Welborne Plan.
8. The Development Sites and Policies Plan covers the whole borough except for Welborne. The Plan allocates sites for specific types of development to meet the requirements set out in the Core Strategy for the period up to 2026. The locations of sites, along with designations such as areas to be protected from development, are shown on the Policies Map. Other policies are included to replace the remaining saved policies from the Fareham Borough Local Plan Review (June 2000).
9. The Welborne Plan sets out further detail from the Core Strategy of how, when and where the 6,000 homes, employment, community and infrastructure development will be provided at Welborne. The Plan is also illustrated on the Policies Map. Due to the length of time which this amount of development will take to be completed, the plan covers the period up to 2036.
10. The LDS also provides some details on the Supplementary Planning Documents (SPDs) that are needed to provide further guidance on policies within the Local Plan. Their timetables are not required to be set out in the LDS but will be published separately on the Council's website. These SPDs include:
 - Design (Rest of Borough) SPD;
 - Welborne Design Guidance SPD;
 - Non-Residential Parking Standards SPD;
 - Planning Obligations & Affordable Housing (Rest of Borough) SPD; and
 - Welborne Planning Obligations SPD.
11. The Design SPDs will provide urban design principles and guidance to achieve high quality in all new developments.
12. The Non-Residential Parking Standards SPD will set out the parking standards that applicants will be expected to adhere to when providing for new non-residential developments.
13. The Planning Obligations and Affordable Housing (Rest of Borough) SPD will set out the Council's approach to securing planning obligations from new development in the Borough (excluding Welborne). It will also update and replace the Affordable Housing SPD.

14. The Planning Obligations (Welborne) SPD will set out the Council's approach to securing planning obligations from development at Welborne, either to ensure that infrastructure is put in place to address the effects of developments, or to control and/or enhance specific elements of the development.
15. It is understood that the Partnership for Urban South Hampshire (PUSH) has an intention to soon undertake a review and update of the South Hampshire Strategy, to take account of the most up-to-date background evidence, including the Strategic Housing Market Assessment (SHMA). A report to the PUSH Joint Committee on 28 January concerning the publication of the SHMA also makes recommendations asking the Joint Committee to authorise preparation of a specification, budget and timetable for the roll forward of the South Hampshire Strategy to 2036, with work to commence in April 2014 through to March 2015. The Local Development Scheme, in paragraph 2.1.4, acknowledges the need for an early review of the Local Plan Parts 1 and 2 to extend the time horizon beyond 2026, in line with the Welborne Plan to 2036. The review of the South Hampshire Strategy to 2036 will inform the early review of Fareham's Local Plan, and ensure that the Duty to Cooperate is met.

RISK ASSESSMENT

16. The risks associated with some elements of the timetable contained within the Local Development Scheme are as a result of the uncertainty once the Local Plans have been submitted to the Secretary of State for independent examination.

FINANCIAL IMPLICATIONS

17. The costs associated with the publication of the revised Local Development Scheme can be met within existing budgets.
18. Where possible external funding will be targeted to reduce the impact on the taxpayers in the borough.

NEXT STEPS

19. If approved, the Local Development Scheme (February 2014) will be published on the Council's website from 28 February 2014 and paper copies will be available to view at the Council's Civic Offices and libraries within the Borough. The Planning Inspectorate will also be advised of the revised plan preparation timetables.

CONCLUSION

20. For the reasons set out above, the published timetables for the Development Sites and Policies Plan and The Welborne Plan need to be updated and published through a revised LDS.

Reference Papers:

Report to Executive 6 February 2012: Local Development Framework – Revised Timetables

Local Development Scheme – Revised March 2012