

Council, 15th June, 2006

LOCAL DEVELOPMENT FRAMEWORK – PLYMOUTH URBAN FRINGE DEVELOPMENT PLAN DOCUMENT – PREFERRED OPTIONS

Report of the Head of Community Regeneration

Statutory Powers: Town and Country Planning Act 1990 and Planning & Compulsory Purchase Act 2004.

Financial Implications: The Plymouth Urban Fringe DPD must be produced in accordance with the timescale shown in the Local Development Scheme (LDS) timetable to avoid the loss of Planning Delivery Grant.

Purpose: To seek Members' approval to publish the South Hams Local Development Framework (LDF) Plymouth Urban Fringe Preferred Options document. The report sets out the purpose and scope of the document, the key issues it addresses and the preferred options emerging from work undertaken. The report also seeks delegated authority to complete preparation of the document and publish in June 2006.

The LDF Plymouth Urban Fringe document links to all Council Priorities and Commitments.

Recommendations:

That Council RESOLVE that:

- (a) the LDF Plymouth Urban Fringe Development Plan Document (Preferred Options) be published in June 2006, and,**
- (b) authority be delegated to the Head of Community Regeneration in consultation with the Leader, Deputy Leader and a nominated Member from the Minority Group to make necessary final changes to its content.**

Background

1. The Plymouth Urban Fringe Development Plan Document (DPD) is a priority document in the South Hams Local Development Framework (LDF) portfolio. It deals with those spatial planning issues that need urgent attention in the South Hams part of the Plymouth Principal Urban Area (PUA). It does not, however, deal with Sherford, which is dealt with exclusively in the Sherford Area Action Plan (and is covered elsewhere on this agenda).

Purpose and Scope of Document

2. The Urban Fringe DPD covers the area of western South Hams immediately adjoining the City of Plymouth (the PUA). The primary need for the document arises from the adopted Devon Structure Plan and specifically its requirement that a set amount of new housing and employment land is provided for in this area up to 2016.

3. The Urban Fringe DPD will establish the planning framework for this part of the District up to 2016. It will identify specific development sites to meet the Devon Structure Plan requirement and in this respect must be consistent with and build on the strategic context set by the LDF Core Strategy. It will also set out the policy context for Woolwell, which is designated as a Local Centre in the Core Strategy, and Roborough.
4. Proposals will need to be consistent with the vision and strategic objectives set out in the LDF Core Strategy. Not only will preferred sites need to be identified but also robust reasons will need to be set out as to why other alternatives have been rejected. The document is at Preferred Options stage and is due to be published for consultation in June 2006. Members should note that a further stage the (Submission stage) will follow in the early part of 2007 followed by an Examination in early 2008.

Document Content

5. The key issues that the document will need to deal with relate primarily to housing and employment land. In terms of housing land, this document is required to allocate a site or sites for approximately 500 dwellings in the PUA up to 2016. The DPD will require that 50% of these will be affordable. However, as a recent appeal for 160 dwellings at Staddiscombe has been allowed – the total of 500 dwellings to find within the PUA has been reduced accordingly, leaving an outstanding balance of 340 dwellings to find. In relation to employment land, an additional 20 hectares extension to Langage employment estate will need to be identified as well as a small amount (4 hectares) of additional employment land in the Roborough area.
6. A comprehensive approach to bringing forward new development sites within the Plymouth fringe will need to be taken to ensure the delivery of high quality, sustainable, mixed used development. Proposals to be advanced in this area should seek to deliver or contribute to improved cross-border infrastructure, including transport, recreational and social infrastructure. Although any new proposals must provide or have access to a range of facilities, many higher order facilities will need to be accessed within Plymouth.
7. It will be essential that there is cross-border co-ordination of housing and employment development and that Plymouth and South Hams LDF documents are consistent and reflect proposals inside and outside the City. It will be important that the joint working between the City and District Councils continues on a similar basis as for Sherford.
8. In relation to Woolwell and Roborough the Urban Fringe DPD will need to define Development Boundaries and must seek to ensure that community facilities are retained and safeguarded. For example, at Woolwell the local centre will need to be protected. Open spaces and landscape belts will also need to be protected to maintain the contribution they make to amenity and visual character. There is also an outstanding proposal from the adopted 1996 local plan for playing fields to the east of Roborough village which has not yet been implemented and should be retained.
9. The DPD is attached to this report (the appendices are available for Members to view in the Forward Planning office). In broad terms it suggests that future residential development should take place at Woolwell on land adjacent to the Child Support Agency building within the existing Woolwell Development Boundary on land currently identified for employment use, and at

Staddiscombe (following the recent appeal decision). Some development will come forward on urban capacity sites (primarily at Darklake Farm, Woolwell). This will leave a very small shortfall (15 – 40 dwellings) against the strategic housing target. However, it is considered that this is not a significant shortfall and that it could be dealt with in a future review of the document if the Plan Monitor and Manage approach identified an urgent and pressing need. If that need arose the document suggests that it might best be met in the Newnham area, but this is not a preferred option at this stage. Additional employment land is allocated at Langage and Roborough. The DPD contains a number of plans which are still in the process of being formatted for inclusion in the published DPD. The version of the plans included in the papers accompanying this report accurately reflect the development proposals. Some plans which will form part of the DPD remain unchanged from the 1996 Adopted Local Plan and are not included in these papers but will be added prior to publication. These are the Woolwell and Roborough and Broadley Park Employment Estate insets.

Next Steps

10. The Urban Fringe Preferred Options document will be published at the end of June 2006 for a six week consultation period to provide communities and stakeholders with an opportunity to respond to the options proposed. A formal Sustainability Appraisal report that will consider the social, environmental and economic effects of the options proposed will accompany it.
11. The timetable for the document is as follows;
 - Preferred Options Stage – June 2006
 - Submission and Formal Consultation – March 2007
 - Examination – February 2008
 - Adoption – August 2008

Strategic Risk Assessment:

Risk	Mitigation
Failure to deliver the Plymouth Urban Fringe DPD in line with the programme set out in the LDS will have consequences in relation to securing Planning Delivery Grant (PDG) for plan making.	Need to progress the Plymouth Urban Fringe DPD in accord with the milestones set out in the approved LDS to ensure that the Council receives the maximum level of PDG for plan making.
Delay in the production of the Plymouth Urban Fringe DPD is likely to increase the pressure for development on major sites in the South Hams part of the Plymouth PUA (with the likelihood of appeals).	Continue to prioritise the preparation of the Plymouth Urban Fringe DPD.
Failure to deliver the Plymouth Urban Fringe DPD could result in ad hoc development that fails to secure, quality, sustainability, local distinctiveness and affordable housing.	Ensure the preparation of the DPD which will include robust proposals to help secure the Council's aspirations.
Not allocating sufficient land to meet the strategic allocation will lead to challenge on the grounds of lack of soundness.	The estimated shortfall is not considered significant within the context of the wider PUA as a whole.

Conclusion

12. There is a clear need to make progress with the Plymouth Urban Fringe document. This must be achieved without detriment to the Council's determination to secure quality and sustainability in all development and in particular meet local needs for affordable homes. It is recommended that Members support the publication of the Plymouth Urban Fringe document. Delegated authority is also requested to complete the necessary work to allow publication of the document in June 2006.

Denise Vigers
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Council
15th June, 2006

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Lee Bray
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Background Documents:

Submitted Local Development Scheme (February 2005)
Devon Structure Plan to 2016 (October 2004)
South Hams Local Plan Review (January 2002)
The Town and Country Planning (Local Development) (England) Regulations 2004
Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning Policy Statement 12: Local Development Frameworks (2004)
Town and Village – Issues, Options and Preferred Options, October 2004