

Executive – 2 October 2008

PLYMOUTH URBAN FRINGE DPD

Report of the Head of Community Regeneration

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

Financial Implications: Funds have been set aside as part of the Plymouth New Growth Point programme to enable progression of the Plymouth Urban Fringe DPD.

Links to Priorities: The Plymouth Urban Fringe DPD links to all Council priorities, but particularly CP1 (affordable homes), CP2 (good jobs) and CP3 (retain the district's character).

Purpose

To recommend to Members that a joint cross boundary DPD be prepared.

Recommendation:

That the Executive RESOLVE;

- 1. to endorse the principle of producing a joint cross boundary DPD for the Plymouth Urban Fringe, subject to satisfactory governance arrangements;**
- 2. to delegate authority to the Strategic Director (Community) in consultation with the Leader, to finalise the joint arrangements.**

Background

1. The Plymouth Urban Fringe Development Plan Document (PUF-DPD) is required in order to establish suitable sites for employment and residential development in sustainable locations in South Hams on the Plymouth fringe. The adopted LDF Core Strategy requires provision for 20 hectares of employment land at Langage and 4 hectares at Roborough, and that sites are proposed for 500 new dwellings.
2. On 10 July this year, Executive approved a draft revised LDF programme (Min no E.26/08) which included reference to the likelihood that Plymouth City Council might be commissioned by this Council to produce the PUF-DPD. Since that time, it has emerged that there could be scope for a joint DPD to be produced.
3. A cross-boundary approach to planning for development on the city fringes will be necessary in order to secure co-ordination of key infrastructure provision. The new LDF system encourages the production of joint DPDs in such circumstances. Housing & Planning Delivery Grant is also available to reward such an approach. In many respects this proposal formalises the arrangements already established on an informal basis to progress proposals for Sherford.

Local context

4. Plymouth City and South Hams District Councils have each made good progress with their LDFs and are recognised pathfinders. The City Council is looking to progress planning for neighbourhoods just inside the city boundary at the same time that this Council is aiming to progress the PUF-DPD. A joint DPD would represent an efficient and effective use of shared resources, including Growth Point funding, and enable a comprehensive and well co-ordinated approach to planning for sustainable communities and key infrastructure.

Governance arrangements

5. Production of a joint DPD on a formal basis would require that a joint committee be formed between South Hams District and Plymouth City Councils. It is recommended that governance arrangements should ensure that, in the event of a dispute, the relevant local planning authority should retain final control over the content of the DPD within their area. Production of joint DPDs in two-tier authority areas can also be progressed with the involvement of the relevant county council. Devon County Council could be invited to be represented on the joint committee. This arrangement may enable the rationalisation of some of the other existing meetings and groups, which operate on a sub-regional basis. The proposal would not undermine the need to consult stakeholders, including Parish Councils.
6. Attached to electronic versions of this report, available on the Council's website, for information at this stage, is a draft Memorandum of Establishment between the authorities. The document is not printed as a hard copy because of its length, and technical nature.

Strategic Risk Assessment

| Opportunity | Issues / Obstacles | Benefits |
|---|--|--|
| Potential to jointly progress the PUF-DPD | The need to set up a joint committee with delegated powers | More effective and efficient progress with the PUF-DPD A co-ordinated approach to planning for sustainable communities and key infrastructure Suitable sites for new employment and housing development Enhanced likelihood of future awards of Housing & Planning Delivery Grant |

Conclusion

7. Production of a joint DPD would be a more efficient and effective use of resources and enable better cross-boundary planning. Members are recommended to endorse the approach subject to satisfactory governance arrangements being secured.

Graham Swiss
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Head of Community Regeneration

Executive
02 October 2008

Background Documents:

The Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008

Planning Policy Statement 12: Local Spatial Planning (2008)

The Town & Country Planning (Local Development) (England) Regulations 2004

Planning Policy Statement 12: Local Development Frameworks (2004)

Local Development Schemes: South Hams (April 2007) and Plymouth (July 2007)