

REPORT TO: Planning Committee
Cabinet

DATE: 7 April 2010
15 April 2010

SUBJECT: Sefton Local Development Scheme 2010

WARDS AFFECTED: All

REPORT OF: Andy Wallis, Planning And Economic Regeneration Director

CONTACT OFFICER: Ian Loughlin - 934 3558

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To explain the purpose and proposed content of Sefton's fifth Local Development Scheme (LDS) and seek Members' approval for the submission of the draft document to Government Office North West. The LDS is effectively a project plan which sets out the documents which will be part of the Council's spatial plan, together with a timetable for preparing them. It identifies key resources which will be required to prepare the documents, and is designed to give the public up-to-date information on the dates by which these plans will be prepared.

REASON WHY DECISION REQUIRED:

To meet the requirements of the Planning and Compulsory Purchase Act 2004 (as amended) and Regulations in relation to the preparation of the Council's Local Development Framework.

RECOMMENDATIONS:

That **Planning Committee** recommends that **Cabinet**:

- 1 approve the draft Local Development Scheme, available to view at www.sefton.gov.uk/LDS, for submission to Government Office
- 2 authorise the Planning and Economic Regeneration Director to make any changes required as a result of discussion with Government Office and any minor editorial or presentational changes.

That **Cabinet**:

1. approve the draft Local Development Scheme, available to view at www.sefton.gov.uk/LDS, for submission to Government Office
2. authorise the Planning and Economic Regeneration Director to make any changes required as a result of discussion with Government Office and any minor editorial or presentational changes.

KEY DECISION: No
FORWARD PLAN: N/A

IMPLEMENTATION DATE: Following the expiry of the call-in period for the minutes of the Cabinet meeting

ALTERNATIVE OPTIONS:

None, the publication of an up-to-date Local Development Scheme is a statutory requirement

IMPLICATIONS:

Budget/Policy Framework: Supports the implementation of Corporate Plan Strategic Objective 7

Financial:

The Local Development scheme (LDS) identifies a number of activities which are needed to bring forward the Local Development Framework. These include carrying out critical studies, consultation, specialist advice, adverts and printing, legal costs and the costs of an independent examination. The total cost over the three years 2010/11–2012/13 is estimated at approximately £280,000 (excluding the Waste DPD which has been committed separately). Existing budgets and Housing and Planning Delivery Grant will be used to meet currently identified costs. However, the most significant cost is for the public examination scheduled for 2011-12, which is provisionally estimated to be £70,000 - £80,000.

The LDS itself does not commit this spending but simply sets out the indicative future costs. Further reports will be brought in due course requesting budget provision for these items.

<u>CAPITAL EXPENDITURE</u>	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N				
How will the service be funded post expiry?				

Legal:

Risk Assessment: Risk assessment carried out. See summary in paragraph 6 of the report.

Asset Management:**CONSULTATION UNDERTAKEN/VIEWS**

Government Office NW, Merseyside Environmental Advisory Service

FD 365 - The Head of Corporate Finance & Information Services has been consulted and his comments have been incorporated into this report.

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities	✓		
3	Jobs and Prosperity	✓		
4	Improving Health and Well-Being	✓		
5	Environmental Sustainability	✓		
6	Creating Inclusive Communities	✓		
7	Improving the Quality of Council Services and Strengthening local Democracy	✓		
8	Children and Young People	✓		

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Planning Policy Statement 12: Local Spatial Strategies

1. Introduction

- 1.1 Under the 2004 Planning and Compulsory Purchase Act each Local Planning Authority is required to produce a Local Development Framework (LDF). This is effectively a portfolio of planning documents, such as Development Plan Documents and Supplementary Planning Documents, which will set out Sefton's planning policies. These will range from the Core Strategy, which will set out the strategic vision and objectives for the whole of Sefton, to others that address the needs of specific areas (e.g. Southport Town Centre) or topics (e.g. affordable housing). We are also required to produce a 3-year project plan in the form of a Local Development Scheme in order to help us effectively manage and allocate resources to the production of planning documents.
- 1.2 The LDS must include the key milestones or stages for preparing each Development Plan Document, including when consultation will be undertaken, when we will submit the document to the Secretary of State and when we intend to adopt the document. The Council's performance against these will help determine part of the Housing and Planning Delivery Grant which the Council applies for each year.

2. What does the Local Development Scheme contain?

- 2.1 The draft LDS can be viewed at www.sefton.gov.uk/LDS. Sections 1 to 3 provide an introduction to Sefton and Sefton's current development plan. Section 4 provides a review of the previous Local Development Scheme and our progress in meeting the timetable it sets out.
- 2.2 Section 5 is the heart of the LDS explaining what planning documents we intend to prepare and why. It summarises how the documents fit together, the areas they affect, and the timescales for producing them:
 - Figure 1 shows the relationships between the various documents
 - Appendix A provides a one page profile on each of the planned planning documents
 - Appendix B sets out in calendar form the dates for the various stages of producing our planning documents
- 2.3 Section 6 outlines the requirements of sustainability appraisal and strategic environmental assessment in the development of planning policy. The purpose of these is to ensure that planning policies help to promote sustainable development. Section 7 gives an indication of the resources required to meet the timetable set out in the LDS. Section 8 provides an outline of the studies and background work that have been completed or are underway. These are essential to justify the policies which are proposed. Finally a risk assessment is included at section 9 to show how we will work to avoid delays and errors in the plan making process.

3. Priorities within the Local Development Scheme

- 3.1 The top priority for the next three years is the **Core Strategy**. This is the document that will set out the vision, strategy and core policies for the 'spatial' development of Sefton over the next 15 to 20 years. It will aim to reflect the vision and objectives of other strategies, notably the sustainable community strategy. The majority of the planning policy team's time and focus will be employed in preparing the Core Strategy over the next 2 to 3 years.
- 3.2 A working group of key Members, and representatives of the Sefton Borough Partnership, has been set up to guide the preparation of this document. Studies have

taken place on a wide variety of matters including housing, employment, retailing and flood risk so we have an understanding of current issues. Throughout 2009 we carried out a number of consultation events, including workshops in each of the Area Committee areas and presentations to local groups, and this has improved our understanding of the issues and challenges facing Sefton. Future work will begin to apply this information into the preferred Core Strategy.

3.3 The key dates for the Core Strategy, as set out in the LDS, are:

Consultation on preferred strategy (this will signify the end of the early consultation stage)

Up to December 2010

Publication of submission (final draft) Core Strategy

June 2011

Submission of Core Strategy to Secretary of State

October 2011

Pre-examination hearing

December 2011

Examination in public

March 2012

Receipt of Inspector's Report

July 2012

Adoption of Core Strategy

September 2012

3.4 Work on the **Joint Merseyside Waste DPD** is well underway. The preparation of the Waste DPD is a priority to meet Government targets for managing waste in a more sustainable manner. In particular, Merseyside needs to reduce its reliance on landfill by providing alternative facilities for recycling, reprocessing, treatment and disposal. The Regional Waste Strategy sets objectives, targets and appropriate timescales for these changes, which are reinforced by Regional Spatial Strategy (RSS) policy.

3.5 The Merseyside authorities (Liverpool City Council, Knowsley Council, Sefton Council, St. Helens Council, Wirral Council and Halton Council) have agreed to prepare this DPD jointly, for adoption by 2012. This work is being led by the Merseyside Environmental Advisory Service (MEAS). Consultation of the Preferred Option stage is likely to take place in June-July 2010.

3.6 Work on several other Development Plan Documents will also begin in the three-year period covered by this Local Development Scheme, including the **Allocations DPD**, **Development Management DPD** and the **Seaforth Village Centre Area Action Plan**. It is anticipated that the majority of the work on these documents, including consultation, will not be undertaken until substantial progress has been made on the Core Strategy.

3.7 Although we do not have to programme other documents in the Local Development Scheme it is still important to know other work priorities that will compete for resources during the next year or so. A number of Supplementary Planning Documents will be produced, including on topics such as **Southport Town Centre**, **Safeguarding Employment Land and Sustainable New Housing**. In addition we will also be updating our **Statement of Community Involvement** to take account of changes which

the Government has made to the plan making stages, to reflect the new corporate consultation strategy and to make improvements from lessons learnt from the past year of undertaking consultation events.

4. Consultation on the Local Development Scheme and next stages

- 4.1 A copy of the draft LDS has been submitted to Government Office for their initial views. They in turn will consult the Planning Inspectorate about how realistic the timescales are for those documents which need to be formally examined. Amendments will be made to reflect their comments before the LDS is formally submitted to Government Office.
- 4.2 Once the draft LDS is finally submitted to Government Office they have 28 days to comment formally. If they do not make any comment the LDS will be approved at the end of that time.
- 4.3 It is recommended that the Director be authorised to approve amendments to the draft LDS arising from the above.
- 4.4 The LDS documents will then be made available at the Planning and Economic Regeneration Department offices in Bootle and on the Sefton web site.

5. Financial Implications

- 5.1 It is currently estimated that the total cost for the LDF to be met in 2010/11 will be in the order of £65,000. This includes the need for specialist consultancy support on housing, Green Belt and environmental studies. These costs are being met from existing revenue budgets.
- 5.2 The estimated costs for 2011/12 and 2012/13 are £70,000 and £145,000 respectively and this includes estimates for further studies and consultation. More precise estimates will be possible when detailed briefs for the work have been completed, and this will be the subject of further reports to the Planning Committee. The costs of preparing the Waste DPD (£105,000) over the period 2008/13 have been committed separately.
- 5.3 The estimated costs include those for a public examination into the Core Strategy. At this stage it is only possible to make a very tentative estimate of costs, and a figure of £20,000 has been identified for 2011/12 and £60,000 for 2012/13. This estimate is based on current Planning Inspectorate and legal fees.

6. Risk Assessment

- 6.1 Developing a programme for the production of documents for a three-year period raises a number of potential risks. Failure to meet committee dates as set out in the project plan may arise for a number of reasons. Potential risks, and the how we will anticipate them, are set out in section 9 of the LDS.