

CAB2177(LDF)
FOR DECISION
WARD(S): ALL

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

6 June 2011

PUBLICATION OF PLANS FOR PLACES AFTER BLUEPRINT

REPORT OF HEAD OF STRATEGIC PLANNING

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RECENT REFERENCES:

[CAB 2148\(LDF\)](#) - Winchester District Development Framework - Feedback on remainder of Blueprint responses 1 April 2011

[CAB2115\(LDF\)](#) - Winchester District Development Framework - feedback on Blueprint responses and Core Strategy next steps 23 February 2011

[CAB2091\(LDF\)](#) - Winchester District Development Framework – Local Development Framework Update 6 December 2010.

[CAB2060\(LDF\)](#) - Winchester District Development Framework – Core Strategy Consultation – 6 October 2010

[CAB2040\(LDF\)](#) - Winchester District Development Framework – Local Development Framework Update – 22 July 2010

[CAB 1983](#) - Winchester District Development Framework – Core Strategy Preferred Option – Feedback on Consultation (Chapters 7-16) – 12 March 2010

[CAB 1944](#) - Winchester District Development Framework – Core Strategy Preferred Option – Feedback on Consultation (Chapters 4-6) – 15 December 2009

[CAB 1908](#) - Winchester District Development Framework – Core Strategy Preferred Option – Feedback on Consultation (Chapters 1-3) - 20 October 2009

[CAB 1823](#) – Winchester District Development Framework – Recommended Core Strategy Preferred Option Document (Cabinet (Local Development Framework Committee) – 25 March 2009

EXECUTIVE SUMMARY:

This report sets out the key elements contained in Plans for Places....*after Blueprint*, a commentary on how the Council proposes to respond through its emerging Core Strategy to the comments made to Blueprint, taking into account updated evidence and revised housing and population projections. The full document is appended to this report.

The District's housing requirement was originally set out in the adopted South East Plan. The Government's intention to remove this layer of planning guidance has yet to be finally resolved through the Localism Bill, but the intention is that targets such as how many houses to build should now be locally derived.

Blueprint was a response to this, to allow local people to discuss the needs of their local communities looking ahead 20 years or so. The many comments from Blueprint acknowledge the need for development – particularly for certain sectors of communities such as older people, although few suggested the actual number of new homes that should be built. Government advice continues to emphasise the need for an evidence-based approach when assessing the appropriate level of housing to plan for and to provide certainty through spatial planning policies in the Core Strategy. The Plan Period has been extended to 2031 to coincide with revised projections and to ensure 15 years of certainty once the Core Strategy is adopted.

A Housing Technical Paper has been produced to assess housing needs. Revised household and population projections indicate that over the 20 year plan period the District's population will increase by 16,560 with a corresponding requirement for 11,000 dwellings. This requirement is then split across the three spatial areas of the District taking into account existing functions, characteristics and aspirations identified through Blueprint:

Spatial Area	Number of new dwellings 2011 - 2031
Winchester Town	4,000
South Hampshire Urban Areas	5,500
Market Towns and Rural Area (incl SDNP)	1,500
Total	11,000

A current difficulty is how to deal with Winchester Town given the pending status of the Barton Farm proposal, a decision on which now lies outside the control of the Council. Therefore two responses are presented to the development scenario for Winchester Town - with / without Barton Farm. A key message is that there is a limited and finite capacity within the existing Town boundary to accommodate further development. Responses to Blueprint supported the need to retain new development within existing boundaries but the evidence indicates that it is not

possible to meet all development requirements within the existing settlement boundary and to attempt to do so would expose the Town to harmful consequences.

In general Blueprint responses supported the approach to planning in the South Hampshire Urban Areas and this approach is maintained.

Many comments were received from those in the Market Towns and Rural area, highlighting the need for more affordable housing, provision of small business units, etc, with many recognising the benefits of small scale development to maintain and support existing services. The approach to settlement strategies has been reviewed in light of advice received via the Government's Rural Masterplanning project. This concludes that those settlements that have a good range of facilities and serve a wider resident population should accommodate an appropriate level of development to address primarily local housing and employment needs but may also offer wider community benefits. It is anticipated the proposed levels of new housing will be achieved through a combination of redevelopment opportunities and infilling, with any greenfield releases to present opportunities to deliver such wider community benefits and to be planned with full community engagement and commitment.

It was evident from Blueprint that many of the smaller settlements are more remote from their neighbours and have fewer services but may also wish to have a limited amount of development to address local needs such as an ageing population. Given the individuality of these settlements a 'one size fits all' approach is not desirable or realistic. Plans for Places therefore proposes that a more pragmatic flexible approach is to apply a set of criteria, to allow local needs and aspirations to be realised where proportionate and justified.

Plans for Places does not include all the detail spatial planning policies that will be included in the next full version of the Core Strategy and many of these will be retained as set out in the Preferred Option and revised and updated as necessary. Its purpose is to relay the responses to Blueprint when considered against revised and updated housing projections and other evidence.

The timescale for the next formal stage of the Core Strategy requires the publication of Plans for Places for consultation during June/July, to ensure that the revised project plan as set out in the revised Local Development Scheme (CAB 2178 (LDF)) elsewhere on this agenda is met.

RECOMMENDATIONS:

1. That the South Downs National Park Authority be asked to endorse the publications of *Plans for Places...after Blueprint* for consultation.

RECOMMENDED TO CABINET :

1. That "Plans for Places, *after Blueprint*", be agreed for publication and a period of public consultation for 6 weeks.
2. That authority be delegated to the Head of Strategic Planning, in consultation with the Portfolio Holder for Planning and Enforcement, to make any minor amendments and corrections as necessary, prior to publication.
3. That authority be delegated to the Head of Strategic Planning, in consultation with the Leader, the Portfolio Holder for Planning and Enforcement, and the Head of Legal Services, to determine any changes necessary to the consultation document, process, or timetable, in light of any comments received from South Downs National Park Authority.

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

6 JUNE 2011

PUBLICATION OF PLANS FOR PLACES AFTER BLUEPRINT

DETAIL:

1 Introduction

- 1.1 Previous reports to this Committee informed Members of the many well-structured comments received to Blueprint. This report sets out the key elements contained in Plans for Places....*after Blueprint*, a commentary on how the Council proposes to respond through its emerging Core Strategy to the comments made to Blueprint, taking into account updated evidence and revised housing and population projections. At the outset of Blueprint it was made clear that the responses received to Blueprint would need to be placed in the context of updated evidence and a balance made between potentially competing interests. Plans for Places achieves this by proposing pragmatic solutions to difficult issues.
- 1.2 The purpose of Plans for Places is to bridge the gap between the Core Strategy Preferred Option that was published in May 2009, Blueprint and the next formal stage of the Core Strategy 'pre-submission' later this year. Plans for Places does not replace the Core Strategy. It does not contain planning policy but addresses a range of issues affecting the District, not least the need to amend and update the spatial development strategies to reflect a number of changes that have recently occurred and to reflect the many and varied responses to Blueprint.
- 1.3 The South Downs National Park Authority is now the Planning Authority for a substantial part of the rural area within the District. At present, given their limited resources, it is the intention that the City Council continues to lead with the preparation of the Core Strategy, together with any supporting material such as Plans for Places.

2 Revised Housing and Population Projections

- 2.1 The District's housing requirement was originally set out in the adopted South East Plan: to provide for 12,240 new dwellings in the period 2006 – 2026. This was then split between PUSH and non-PUSH parts of the District as 6,740 and 5,500 dwellings respectively. The Government's intention to remove this layer of planning guidance has yet to be finally resolved through the Localism Bill, but the intention is that targets such as how many houses to build should now be locally derived.

- 2.2 Blueprint was a response to this, to allow local people to discuss the needs of their local communities looking ahead 20 years or so. Whilst the many comments from Blueprint acknowledge the need for development – particularly for certain sectors of communities such as older people - few suggested the actual number of new homes that should be built.
- 2.3 Government advice continues to emphasise the need for an evidence-based approach when assessing the appropriate level of housing to plan for. This should take account of various factors, including national planning policies, evidence of current and future levels of need and affordability, Government household projections and the likely availability of sites and the impacts of development (Planning Policy statement 3: Housing, paragraphs 32-35).
- 2.4 In addition, further advice states that local authorities should plan for housing over a period of at least 15 years from adoption of a plan. With the Core Strategy not programmed for adoption until 2012/13, this requires a Plan period which extends beyond the originally-envisaged end date of 2026. As household projections now extend to 2031, and with the Local Plan's saved housing policies referring to the period to April 2011, it makes sense to revise the Core Strategy Plan period to run from April 2011 to March 2031. This would also fit well with the base date of the current (and future) Census.
- 2.5 Consequently, it has been necessary to establish the likely level of changes to both the District's population and the subsequent household formation that can be expected to occur up to 2031, to allow the Core Strategy to respond through revised spatial planning policies.
- 2.6 A detailed assessment using a range of scenarios has been undertaken and the details of this exercise and the results are set out in a Housing Technical Paper appended to this report. The scenarios examined are :-
- Government projections applied to Winchester District (ONS 2008-based SNPP from 2011-2031);
 - Zero Net Migration
 - Economic-based projections
 - Affordable housing-led projections

In addition, account was also taken of the completion rates which would have arisen from the South East Plan, the Option 1 figures and historic rates of housing development.

- 2.7 The results of the Economic-Based Projection and the Affordable Housing-Led Projection scenarios would require levels of housing provision that are considerably in excess of anything achieved across the District in the previous 20 years. They would, therefore, amount to a step-change in the planning strategy for the District and require very substantial new development areas to be identified. Whilst each may bring benefits of particular types they would also have substantial (although currently untested) impacts and provide for much higher levels of in-migration to the District than other scenarios.

- 2.8 The Zero Net Migration scenario results in a very low level of housing provision, even compared to the recent level of completions during the recession. This level of provision is so low as to be likely to cause substantial problems, not only in terms of housing provision, but also for the local economy and environment (sustainability).
- 2.9 The Government Projection scenario (ONS 2008-based SNPP) would result in a gradual recovery from the current low level of completions, which would build up to a similar level to the South East Plan trajectory and slightly higher than the Option 1 trajectory. The most recent 2008-based Government projections are produced for each Local Authority area and based on past trends in births, deaths and migration as a starting point. A set of population projections has been produced which have resulted in a projection of the number of dwellings needed, should the population projections and assumptions incorporated be realised.
- 2.10 It is concluded that the Government Projection scenario (ONS 2008-based SNPP) is the most realistic level of housing to plan for over the coming 20 years. The following tables set out the population projections and corresponding number of dwellings required up to 2031 across the District, broken down into 5 year periods:

A. WINCHESTER DISTRICT SUMMARY STATISTICS

Government Projections Scenario (projected figures rounded to nearest 50)

Year	2001	2006	2011	2016	2021	2026	2031
Population	107,220	112,924	117,050	119,200	124,000	129,100	133,600
Dwellings	44,420	47,079	49,300	51,200	54,200	57,350	60,300
Econ. Active	54,867	57,780	59,450	59,900	61,600	64,200	66,000

B. WINCHESTER DISTRICT POPULATION AND DWELLING CHANGE Government Projections Scenario (projected figures rounded to nearest 50)

Period	2001-06	2006-11	2011-16	2016-21	2021-26	2026-31	TOTAL 2011-31
Population Total	5,704	4,114	2,150	4,800	5,100	4,500	16,550
Dwellings	2,659	2,213	1,900	3,000	3,150	2,950	11,000
Econ. Active	2,913	1,663	450	1,700	2,600	1,800	6,550

- 2.11 These tables illustrate that over the 20 year plan period the District's population will increase by 16,560 with a corresponding requirement for 11,000 dwellings.
- 2.12 This, like other scenarios are not designed to be applied below District levels, in practise breaking the projections into sub-areas simply applies District-wide

(or larger) trends to small parts of the District. In addition, this does not take account of the different characteristics of different parts of the District, which have led to the Council identifying 3 spatial areas:

- Winchester Town
- The South Hampshire Urban Areas
- The Market Towns and Rural Area

- 2.13 Different planning and growth strategies have been devised for these different areas, and these are discussed in more detail in the latter sections of this report. For example, a large part of the Market Towns and Rural Area is now within the South Downs National Park, where future planning policies are likely to emphasise conservation. On the other hand, the Partnership for Urban South Hampshire (PUSH) is promoting an economic growth strategy which includes the provision of substantial housing growth. Producing sub-District requirements should not, therefore, be simply a matter of dividing the District housing total in proportion to the existing population or geographical size of a particular sub-area.
- 2.14 Work on the Core Strategy to date has identified the main urban areas in the District as Winchester and the South Hampshire Urban Areas (Whiteley and West of Waterlooville). The Council has resolved to confirm its support for the updated PUSH economic strategy and to allocate major housing sites at North Whiteley and West of Waterlooville (planning permission has since been granted for 3,000 dwellings at West of Waterlooville, approximately 2,500 within Winchester District). It is, therefore, recommended that the South Hampshire Urban Areas continue to be a focus for development within the District and this is also consistent with, and will make a substantial contribution to, the PUSH strategy through the provision of housing, facilities and employment areas. The estimated contribution of this sub-area is 5,500 dwellings over the period 2011-2031.
- 2.15 Winchester Town is the District's main existing urban area and provides the best range of facilities, services, transport connections and a large employment base. It is, therefore, the most sustainable location within the District and is a sustainable location for significant levels of housing, although parts of the town and its setting are also constrained by important historic and environmental assets. Winchester currently accommodates approximately 37% of the District's housing and population and if this proportion of the recommended District housing provision (11,000) were allocated to Winchester it would amount to approximately 4,000 dwellings.
- 2.16 The Markets Towns and Rural Area, as the name suggests, consists mainly of small towns and villages in a rural setting. This area includes that part of the South Downs National Park which falls within the District, as well as most of the part of the District within PUSH. Despite the contrasting strategies for these areas, their character and the issues and concerns they face are very similar. Therefore, they are treated as one large area for the purposes of the spatial strategy for the District.

- 2.17 Responses to Blueprint illustrated that there is a widespread recognition of the need for some additional housing and economic development in the Market Towns and Rural Area, but also much concern about its scale and impact on the character of the towns and villages. The settlement strategy proposes a scale and type of development suited to the various types of settlement and this takes into account the responses received through Blueprint and the need to accommodate the remaining 1,500 dwellings required to achieve the District target of 11,000. The settlement strategy also takes account of the sensitivity of those settlements within the National Park and the likely emphasis of the National Park Authority on conservation.
- 2.18 In summary, therefore the recommended distribution of locally derived housing requirements is as follows:

Spatial Area	Number of new dwellings 2011 - 2031
Winchester Town	4,000
South Hampshire Urban Areas	5,500
Market Towns and Rural Area (incl SDNP)	1,500
Total	11,000

- 2.19 The remainder of this report reflects the corresponding spatial planning strategies to be applied to achieve this level of housing growth together with economic and community development as necessary, reflecting the local concerns, ideas and aspirations raised through Blueprint.

3 Other Land Use Requirements

- 3.1 The existing evidence base highlighted the need for additional land for retail purposes and employment provision across the District to 2026. With the Plan period being extended to 2031, it will be necessary to review these requirements particularly in light of the recession and a number of schemes not being delivered to their original timeframes.
- 3.2 These factors, together with the responses to Blueprint have informed and influenced Plans for Places. The remainder of this report briefly sets out the development strategies to be applied to the District's three spatial areas.

4 Winchester Town

- 4.1 The county town of Winchester is well connected and functions as a hub for many services and facilities for its residents and businesses and those in the wider District and beyond. It is also the District's largest built-up area and these factors mean it generates substantial housing and economic needs and

make it a sustainable location for growth and change. A key characteristic of Winchester Town is its setting and quality of the built environment together with being a compact city within well defined boundaries. These features are valued by many and seen as key to its future prosperity.

- 4.2 A key issue is how much growth and change to plan for up to 2031, whether for new housing, employment or other uses, and how/where this would be delivered. Although some responses to Blueprint said that Winchester should not grow outside its existing boundary, others recognised the need for more development to address some of its acute shortcomings, particularly in relation to housing need and the provision of more affordable homes. Despite the lack of consensus on this issue, the Core Strategy must reach a clear conclusion and set out a pragmatic and realistic strategy for Winchester.
- 4.3 Furthermore, the decision on the Barton Farm proposal is out of the Council's hands, awaiting determination by the Secretary of State, and is expected sometime in August. Plans for Places therefore presents two scenarios for discussion, basically one with and one without Barton Farm.
- 4.4 In terms of the amount of new housing, employment and retail land that will be required to come forward in Winchester Town during the Plan period, this is substantial and is estimated to be in the region of some 100 – 200 ha.
- 4.5 In general terms, through a range of sources such as sites with existing planning permission, SHLAA sites and release of some commercial sites for residential purposes etc., it is estimated that in the region of some 1500 - 2500 dwellings could be developed on potential sites within the existing boundary of the Town. The environmental impact of these has not been assessed and some sources will require a change in Council policy for sites to be released for housing purposes.
- 4.6 Given the overall requirement for 4000 new homes, this leaves land for a further 1500 - 2500 dwellings to be identified. The role and purpose of the Core Strategy is to be explicit about how this requirement will be met (delivery is one of the key tests the Core Strategy will need to pass), although depending on the size of any greenfield releases required these may not need to be specifically identified in the Core Strategy.
- 4.7 There are two ways in which this additional number of dwellings may be delivered - with or without Barton Farm.
- 4.8 Given that Barton Farm would provide 2000 dwellings if planning permission were to be granted, this site alone will be sufficient to meet the housing needs of the Town, packaged with the existing sources identified previously.
- 4.9 However, without Barton Farm, there is the necessity to consider all other sources of potential housing sites such as a presumption in favour of re-using all suitable and available sites for housing purposes – including infill, car parks, surplus public land, commercial land, etc. All sites would need to be

developed at the highest feasible densities and greenfield sites on the edge of the Town would also need to be allocated. The implications of this approach are expressed in Plans for Places, which highlights the potential lack of land within the existing Town boundary without having demonstrable consequences for the quality of its character and setting, which is valued by many.

- 4.10 This situation was anticipated by the Future of Winchester Study in 1999, which concluded that

“there will come a point when continued development within the built-up area becomes more harmful to Winchester’s important characteristics than expansion of the built-up area. The city will then have to consider developing beyond its current boundaries if it is to reconcile a number of issues...”

- 4.11 By highlighting these scenarios, it allows Plans for Places to inform the debate as to the right approach for Winchester Town, pending the decision on Barton Farm.

5 South Hampshire Urban Areas

- 5.1 This is a local response to planning for the part of the District which lies within the Partnership for Urban South Hampshire (PUSH) area, where the development strategy focuses on new development concentrated to form new urban extensions. As stated previously, the Council supports the updated PUSH economic development strategy and proposes to play its part in meeting this by development at two strategic sites at West of Waterlooville and North Whiteley. Responses to Blueprint reaffirm this approach subject to the necessary environmental assessments in relation to north Whiteley, which lies close to areas recognised for their nature conservation interest.
- 5.2 This part of the District lies close to and has a functional relationship with the urban areas beyond the District’s boundary. A substantial proportion of the PUSH growth requirement is being planned by Fareham Borough Council to be located in a new North Fareham Strategic Development Area (SDA). While this lies outside the District and beyond the direct control of Winchester City Council, the scale of the development (in the region of 7,000 dwellings) may have an impact on the Winchester District settlements immediately adjacent to the administrative boundary. The Council considers it essential that the land in the District (between the Fareham boundary and Wickham and Knowle) retains its existing open countryside character in perpetuity. This issue was recently reaffirmed by the Council on 6 April 2011.

6 Market Towns and Rural Area

- 6.1 This spatial area includes the 50 or so smaller settlements within the District. Updated population and household projections for this broad area suggest the need to plan for about an additional 1,500 new homes over the Plan period.

- 6.2 The Core Strategy Preferred Option includes a settlement hierarchy to address the range of settlements within this spatial area and their development needs. Many responses to Blueprint highlighted the need for some more housing development, particularly to meet the needs of families and older people. In addition, there was also acknowledgement of the need for small scale business development to support new businesses by providing start up units.
- 6.3 There was an overwhelming support for the various towns and villages to retain their rural character and identity. In general the comments acknowledged the need to change but that this should be proportionate and appropriate to the nature of the settlement. Many responses to this section also raised very specific concerns which lie beyond the remit of the LDF and in particular the Core Strategy. These comments are currently being considered by the Council's community planning officers and will feed into other plans and strategies prepared by the Council.
- 6.4 Members may recall that the Council was successful in receiving funding from the Government under its Rural Masterplanning project in 2009, to assess the methodology and approach to date in relation to nominating settlements to a specific level within the hierarchy. The Council received the final report to the project in March which suggested other tools to use to assess the relative sustainability of a settlement. These tools have been adapted and applied to fit the circumstances of the District to broaden the range of considerations in determining how well a settlement functions and what would be an appropriate level of development. These new tools suggested considering how well connected a settlement might be in relation to accessing goods and services, in addition to understanding local views and how residents saw their communities changing in the future.
- 6.5 Plans for Places reflects both this assessment and the comments raised through Blueprint and a number of follow up discussions held with the larger settlements to present a revised strategy for the range of settlements in the District. It has also been necessary to address the complications of this part of the District, as a significant proportion now lies within the South Downs National Park where a more conservation-orientated approach may be considered more appropriate under the provisions of the statutory National Park purposes.
- 6.6 There is agreement that both Bishops Waltham and News Alresford play important service centre roles to a wide rural catchment. Both are sustainable market towns, with a range of both services and facilities, they both acknowledge the need to address local housing and employment issues and have investigated ways to achieve this. This has led the Council to the conclusion that they remain the most sustainable settlements in the Market Towns and Rural Area and while they both lie adjacent to the South Downs National Park, they each have potential through existing proposals and small scale developments to deliver around 20 – 25 dwellings a year (400 – 500 new dwellings over 20 years).

- 6.7 Similarly, settlements such as Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham, have a range of sustainability credentials, whilst all displaying quite unique characteristics. Again, these are locally important settlements and provide facilities for a number of smaller surrounding settlements and, through parish plans, many have identified aspirations that they would wish to see achieved in the future. It is considered appropriate, given their population and levels of service provision/connections, that they have the potential to grow proportionately. It is therefore suggested that they provide about 150 – 250 new dwellings each over 20 years. A number of these will be through redevelopment opportunities, infilling etc., to address primarily local housing and employment needs but may also offer wider community benefits. Any greenfield releases may present an opportunity to deliver such wider community benefits to be planned with full community engagement and commitment.
- 6.8 The remainder of the settlements in the Market Towns and Rural Area are very varied in terms of their size, character, level of service provision, etc. Some have large populations but a poor level of service provision, whilst others may have unusually good service provision for their size, often reflecting their historic importance. Many others are very modest both in terms of both their population and the level of service provision. This is typical of a diverse rural area where there is a high degree of personal mobility and choice, which creates a complex pattern of settlement dependencies.
- 6.9 The approach for this group of settlements should be aimed at delivering the modest levels and types of development which they want, and which will also help to maintain their local population and services, whilst respecting their concerns about its impact. The diversity of settlements in this group means that some settlements have more to offer than others, and the approach should reflect this.
- 6.10 It is therefore suggested that all of the settlements in this group should be subject to a criteria-based policy which would allow for small-scale development appropriate to each settlement. It is not intended to quantify the amount of new development involved, as this will be locally-determined having regard to the needs of the local residents, businesses and services and in accordance with the criteria. Under such a criteria-based approach, there would be no need to retain the village boundaries which the current Local Plan Review applies to some of these settlements and which some view as a constraint. Plans for Places therefore sets out the broad elements of the criteria which will need to be translated into formal planning policy at the next stage of the Core Strategy.
- 6.11 Some of these settlements now lie within the South Downs National Park, which has statutory purposes to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of the special qualities of the Park by the public. It is also a duty to seek to foster the economic and social well-being of the

local communities within the National Park. It will be necessary for development in these settlements to respect this designation, which may result in a more restrictive approach to development.

7 Core Policies

- 7.1 The Core Strategy, in addition to the development strategies, includes a number of key policies required to achieve the right types of development. Many of these remain valid and will require updating to reflect new evidence and any changes to legislation. The detail is not included in Plans for Places.
- 7.2 Given that the Council's Community Strategy has been updated and simplified to reflect three key themes, this section of the Core Strategy will need to be amended to reflect the new themes. Also, following advice from the Planning Inspectorate in 2009 and consideration of comments on the Preferred Option, it is the intention to incorporate some of the topic policies into the spatial strategies for the various parts of the District.

8 Consultation

- 8.1 If Members agree the publication of Plans for Places, then it will be subject to a six week consultation period commencing in June. It is intended that the document will be available on the Council's website and as a paper version. All those that have responded to Blueprint will be informed of this stage and invited to comment. The usual press releases and e- newsletters will be published to advise both the public and other interested parties of the consultation. Copies and notification will also be sent to all the statutory and general consultees set out in the Council's agreed Statement of Community Involvement.

9 Next Steps

- 9.1 The document 'Plans for Places *after Blueprint*', will be published for consultation during June/July. The responses to this will inform the 'Pre-Submission' version of the Core Strategy, to be published in late 2011 (See Report CAB 2178 (LDF) on the Local Development Scheme elsewhere on this agenda).

OTHER CONSIDERATIONS:

10 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 10.1 As part of progressing effective spatial planning of the District, the Core Strategy is one of the key implementation mechanisms for the Council's Community Strategy. To this extent, the Core Strategy reflects the outcomes of the Community Strategy, and the emerging strategic planning policies will be expressed to cover these matters where there is a land use planning requirement for their delivery. It is envisaged that, even with the revised

planning regime and the emphasis now on localism, this element will continue to be a core requirement of any replacement LDF.

11 RESOURCE IMPLICATIONS:

- 11.1 The key resources for undertaking work on the LDF have been approved as part of the budget process. The nature and scale of the LDF will continue to require shared resources in terms of utilising skills and expertise from other Teams within the Council. This is now even more critical given the emphasis on localism.
- 11.2 Proposals for the 2011/12 budget include withdrawing the annual contribution of £40,000 to the LDF Reserve to provide for possible future major costs such as the public examination stage. Based on current forecasts of expenditure on the LDF, this is likely to result in a significant budget shortfall from 2013/14 onwards and this would need to be reviewed in due course to assess whether additional funding is required to enable the LDF to progress.
- 11.3 The precise implications of the reinstatement of Regional Strategies are unknown at this stage, but any financial implications are expected to be limited given the impending abolition of Regional Strategies. PPS3 still requires the Council to demonstrate a 5 year supply of available housing land and this is again a relevant consideration. Further delays in progressing the Core Strategy and allocating key strategic sites to address any assessed housing need could result in developers submitting speculative planning applications and appeals, which could create an unplanned need for resources.

12 RISK MANAGEMENT ISSUES

- 12.1 The Council's Local Development Scheme was approved by Government Office for the South East in late 2009 and 'brought into effect' at Cabinet on 3 February 2010 (CAB1969 refers). The publication of the Localism Bill in December 2010 reaffirms Government's intention to retain LDFs and Local Development Schemes.
- 13 A particular risk to the Council in the short term is the issue of an ageing Local Plan and challenges regarding the supply of housing land. This would be mitigated by progressing the Core Strategy to its formal stages through to examination in 2012 and then to adoption to provide certainty.

BACKGROUND DOCUMENTS:

APPENDICES:

Appendix A : Plans for Places...after Blueprint.

Appendix B : Housing Technical Paper .