

AGENDA ITEM 10

HIGH PEAK BOROUGH COUNCIL

Report to Council

25th February 2016

TITLE:	Local Plan – Leader’s Update
EXECUTIVE COUNCILLOR:	Councillor Tony Ashton, Leader
CONTACT OFFICER:	Dai Larner, Executive Director - Place

Appendices Attached: None

1. Reason for the Report:

1.1 To update Councillors on the progress of the High Peak Local Plan.

2. Recommendations

2.1 That the report be noted.

3. Executive Summary

3.1 On 28th October 2015, the Local Plan Inspector wrote to the Council to set out the next steps in the process (Examination Library ref. Z1). Taking account of all of the evidence before him to date, the Inspector decided that the Council could proceed to consultation.

3.2 The consultation closed on 28th January and sought views on the following:

- Schedule of Main Modifications to the Local Plan (Examination Library ref. AA1).
- Schedule of Additional Modifications to the Local Plan (Examination Library ref. AA2)
- Further Changes to the Policies Map (Examination Library ref. AA3)

- Sustainability Appraisal of the Main Modifications to the Local Plan (Examination Library ref. AA4).
- 3.3 Main modifications are those deemed necessary by the Inspector to make the Local Plan sound or legally compliant. The main modifications included those identified during the course of the examination hearing sessions (Examination Library ref. U2) and changes in light of subsequent consultation with examination participants. These modifications were proposed without prejudice to the Inspector's final conclusions on the Local Plan which will be informed by all representations submitted in response to the consultation.
 - 3.4 A total of 177 individual comments were received from 40 individuals and organisations regarding the main modifications. Comments in support of, and against, modifications were submitted alongside confirmations that no further comments were deemed necessary. The Inspector is reviewing the main modifications responses to inform his final report.
 - 3.5 The Schedule of Additional Modifications set out minor changes to update the plan to correct errors, update factual information and to provide clarification in interpreting policies.
 - 3.6 A total of 14 individual comments were received from 9 individuals and organisations regarding the additional modifications. Comments both in support and against the modifications were received. Comments regarding the additional modifications are not considered by the Inspector as they do not relate to soundness or legal compliance. However, they have been submitted to him for completeness. The Council will need to consider the responses to the additional modifications separately.
 - 3.7 The Further Changes to the Policies Map illustrated amendments to the Local Plan Policies Map in addition to those published by the Council with the Local Plan in April 2014 (Examination Library ref. A2). Further amendments reflected main modifications, changes to the built up area boundaries in light of planning consents granted after April 2014 and to reflect allocations and other matters discussed during the examination hearings.
 - 3.8 A total of 13 individual comments were received from 9 individuals and organisations regarding the maps. Comments both in support and against the modifications were received. The Inspector will only consider responses to the maps insofar as they relate to main modifications. The Council will also need to consider the responses to the changes to the Policies Map separately.
 - 3.9 The Sustainability Appraisal of Main Modifications to High Peak Local Plan provided an appraisal of the sustainability of the main modifications to the Local Plan. A total of 6 comments were received from 4 individuals and organisations both for and against the content of the report.
 - 3.10 All comments can be viewed in the Examination Library (ref. AA5 to AA40).

3.11 Due to the stage that the Local Plan is at in the examination process, officers advice in relation to planning applications for housing is now that it is considered that there is a 5 year supply of housing land. This is because the sites identified to come forward in the emerging plan in the next five years are considered to be in a suitable location for development now, are viable and there is a reasonable prospect that housing on those sites will be delivered within the next five years (as required by NPPF Para. 47, Footnote

What happens next?

3.12 The Inspector is now in the process of considering all responses that relate to the main modifications before issuing a “fact check” draft report for the Council to consider. The “fact check” enables the Council to ensure that the report accurately represents the matters considered during the examination process. This version of the report cannot be made publicly available. After the fact check is complete, it is anticipated that the Planning Inspectorate will issue the final report. At the time of writing, the timescales for this have yet to be confirmed.

3.13 The general expectation is that issues raised during the consultation on the main modifications will be considered through the written representation process. However, in exceptional circumstances the Inspector may call for further hearing sessions before his final report is issued. Depending on the Inspector’s conclusions, the Council may then be able to formally adopt the Local Plan. At this time, the Council will draw on the findings of the Inspector’s report and the Council’s own conclusions in respect of the Additional Modifications to the Local Plan. The Policies Map is a separate entity from the Local Plan and can be adopted independently.

3.14 Upon the adoption of the Local Plan, a six week period for legal challenge will commence whereby aggrieved parties may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the Local Plan is not within the appropriate powers, or that a procedural requirement has not been complied with.

Dai Larner
Executive Director - Place

Web Links and

Background Papers

Local Plan examination library -

http://highpeak-consult.limehouse.co.uk/portal/high_peak/exam_library

Location

Glossop Municipal
Buildings

Contact details

