



### ECONOMY AND GROWTH SELECT COMMITTEE AGENDA

**Date:** Thursday, 25 March 2021

**Time:** 6.30 pm

**Venue:** Virtual Meeting

You can view the agenda online by using a smart phone camera and scanning the code below:



17 March 2021

#### PART 1

1. Apologies for Absence
2. To receive Disclosures of Interest on any matters before the Committee
3. Any matters referred to the Committee under the call-in procedure
4. To approve the minutes of the previous meeting (**Pages 3 - 6**)
5. High Peak Local Plan Review (**Pages 7 - 18**)
6. National Planning Policy Framework and National Design Code : Consultation Proposals (**To Follow**)
7. Select Committee Work Programme (**Pages 19 - 20**)
8. Any questions referred to the Executive Member (Member Services to be advised of any questions at least 4 days prior to the meeting)
9. Exclusion of Press and Public  
To resolve that the press and public be excluded from the meeting during consideration of the following items of business as there may be disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act 1972

#### PART II

10. To approve the exempt minutes of the previous meeting (**Pages 21 - 22**)  
*(Paragraph 3, 4, 5 - Information relating to the financial or business affairs of any particular person (including the authority holding that information) Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under the authority.*

***Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings. )***

11. Building Control Operation - Transfer to Derbyshire Consortium (**Pages 23 - 34**)  
***(Paragraph 3, 4 - Information relating to the financial or business affairs of any particular person (including the authority holding that information) Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under the authority. )***
  
12. Market St Disposal (**To Follow**)  
***(Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information) )***

**MARK TRILLO  
EXECUTIVE DIRECTOR AND MONITORING OFFICER**

Membership of Economy and Growth Select Committee

|                              |                                  |
|------------------------------|----------------------------------|
| Councillor E Siddall (Chair) | Councillor L Grooby (Vice-Chair) |
| Councillor T Ashton          | Councillor R Atkins              |
| Councillor R Baker           | Councillor M Hall                |
| Councillor I Huddleston      | Councillor T Kemp                |
| Councillor E Lawson          | Councillor R Quinn               |
| Councillor P Roberts         | Councillor K Savage              |

### ECONOMY AND GROWTH SELECT COMMITTEE

**Meeting: Thursday, 4 February 2021 at 6.30 pm in Virtual Meeting**

Present: Councillor E Siddall (Chair)

Councillors T Ashton, R Atkins, L Grooby, M Hall, I Huddleston, T Kemp, E Lawson, R Quinn, P Roberts and K Savage

Councillors A Barrow, J Collins, D Greenhalgh, D Lomax, A McKeown, E Thrane, J Todd and S Young were also in attendance

An apology for absence was received from Councillor D Kerr

**20/59 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING**  
(Agenda Item 4)

RESOLVED: That the minutes of the meeting held on 26 November 2020 be approved as a correct record.

**20/60 TO RECEIVE DISCLOSURES OF INTEREST ON ANY MATTERS BEFORE THE COMMITTEE**  
(Agenda Item 2)

Councillor Savage declared an 'other' interest in agenda items 5 Future High Street Fund (reason: involved with the tourist tram) remained in the meeting but did not speak or vote.

Councillor Todd declared an 'other' interest in agenda items 5 Future High Street Fund, 7 Buxton Neighbourhood Plan Designation and 16 Renewal of licence for Buxton market (reason: member of Buxton Town Team Travel Plan, Buxton Neighbourhood Plan Forum and Buxton Markets) and withdrew from the meeting during discussion and voting.

**20/61 ORAL UPDATE ON SAFER WALK AND RIDE INITIATIVE (RICHARD LOVELL - DCC)**  
(Agenda Item 5)

Richard Lovell, Derbyshire County Council, updated members on the Safer Walk and Ride Initiative and mitigating against congestion in Buxton, as part of ongoing regeneration. A working group of Buxton Town Team members, supported by Borough and County officers had a town wide travel plan and aspirational wish list. Challenges facing any trial included land ownership, consultation and practicalities. 5 potential routes were considered practically deliverable, with long and short term proposals. Funding was available for signing but any travel plan would need to be costed, with shuffle ready projects for when funding was available.

The principle of a travel plan was supported and issues discussed included:

- Possible routes and land ownership
- Need for full engagement of ward members and clarification



- Community safety
- Possible route conflict where support for bringing back rail routes
- Plan just covering the main town not surroundings
- Corporate Plan supporting greener choices
- Previous plans

RESOLVED: That the update be received with thanks.

**20/62 ADOPTION BUXTON VISITOR ECONOMY STRATEGY AND FUTURE WORKING**  
(Agenda Item 6)

Consideration was given to an update on Visitor Economy Strategy (VES) project work and changes for future working. The effect of the Covid pandemic, University population, recovery programme and regular joint working were discussed.

RESOLVED:

1. That the Executive be recommended to adopt the Buxton Visitor Economy Strategy and action plan.
2. That works to develop 'Buxton branding' and proposed roll-out in 2021/2022 be noted.
3. That changes to future working with stakeholders, following completion of VES project be noted.
4. That the Executive be recommended to approve the Governance and Terms of Reference for the management of the Buxton Heritage Action Zone (HAZ) as set out in Appendix 2 of the report and subject to approval from Historic England.

**20/63 BUXTON NEIGHBOURHOOD PLAN DESIGNATION**  
(Agenda Item 7)

Consideration was given to the findings and 29 responses to the consultation on the applications to designate a neighbourhood area and neighbourhood forum for Buxton.

RESOLVED:

1. That the responses to the consultation and report be noted.
2. That the recommendations within the report be supported and recommended to the Executive.

**20/64 WATER IN BUXTON – SUPPLEMENTARY PLANNING DOCUMENT**  
(Agenda Item 8)

Members were updated on the draft Water in Buxton Supplementary Planning Document (SPD) for the centre of Buxton and plans for public consultation. Local Plan policies were discussed.



RESOLVED:

1. That the purpose and content of the SPD be noted.
2. That the findings of the Strategic Environmental Assessment (SEA) Screening Report be noted.

**20/65 FUTURE HIGH STREET FUND BID - PROPOSED PUBLIC CONSULTATION SURVEY**  
(Agenda Item 9)

Discussion took place on the draft public survey, promotion, stakeholder consultation prior to issue and tight return timescale deadline of 15 February. Repurposing buildings, partnership working to achieve maximum benefit and population changes were also discussed. Comments, immediately after the meeting, to make the survey more understandable and usable were welcomed.

RESOLVED:

1. That officers be thanked for all their hard work within the short timescale for the bid.
2. That the update be received with thanks.

**20/66 SELECT COMMITTEE WORK PROGRAMME**  
(Agenda Item 10)

The National Planning Policy Framework and National Design Code Consultation Proposals would be added to the agenda for 25 March. A meeting of the Public Transport Working Group, open to all members would be arranged to consider the Train timetable options consultation. The Covid Recovery Programme and Select Chairs, Vice Chairs, Executive members and officers considering the future work programme were also considered.

RESOLVED: That the updated work programme be noted.

**20/67 ANY QUESTIONS REFERRED TO THE EXECUTIVE MEMBER (MEMBER SERVICES TO BE ADVISED OF ANY QUESTIONS AT LEAST 4 DAYS PRIOR TO THE MEETING)**  
(Agenda Item 11)

No questions raised.

**20/68 EXCLUSION OF PRESS AND PUBLIC**  
(Agenda Item 12)

RESOLVED: That the public and press be excluded from the meeting during consideration of the following items as there may be disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972.



- 20/69 FUTURE HIGH STREET FUND - AN ORAL UPDATE WILL BE PROVIDED ON RECENT PROGRESS OF THE PROJECT.**  
(Agenda Item 13)

There was an update on recent progress of the project.

- 20/70 HIF (HOUSING INFRASTRUCTURE FUND) PROGRAMME AND FAIRFIELD ROUNDABOUT UPDATE**  
(Agenda Item 14)

There was an update on the progress of two Homes England funded programmes within the Council's Accelerated Housing Delivery Programme: (1) the Local Authority Accelerated Construction (LAAC) programme delivering new homes at Granby Road B, Buxton; and (2) the Housing Infrastructure Fund (HIF) programme delivering the Fairfield roundabout.

- 20/71 LAAC (LOCAL AUTHORITY ACCELERATED CONSTRUCTION) PROGRAMME UPDATE - REVIEW OF BIDS GRANBY ROAD B**  
(Agenda Item 15)

Consideration was given to bids received for Council owned land known as Granby Road B, Fairfield Buxton.

- 20/72 RENEWAL OF LICENCE FOR BUXTON MARKET**  
(Agenda Item 16)

Consideration was given to a request from Buxton Markets Community Interest Company (CIC) to renew the contract to operate Higher Buxton Market for a further five-year period.

The meeting concluded at 8.08 pm

**CHAIRMAN**

## HIGH PEAK BOROUGH COUNCIL

### Economy and Growth Select Committee

25 March 2021

|                              |   |
|------------------------------|---|
| <b>TITLE:</b>                | <b>High Peak Local Plan Review</b>                          |
| <b>EXECUTIVE COUNCILLOR:</b> | <b>Councillor Anthony McKeown, Leader of the Council</b>    |
| <b>CONTACT OFFICER:</b>      | <b>Mark James – Principal Planning Officer</b>              |
| <b>WARDS INVOLVED:</b>       | <b>All wards outside of the Peak District National Park</b> |

#### **Appendices Attached – Draft Terms of Reference for Local Plan Steering Group**

#### **1. Reason for the Report**

- 1.1 To notify members of the importance of keeping the Local Plan up to date and reviewed within 5 years of adoption to ensure development plan policies are relevant and to reflect emerging government planning policy guidance and regulations.

#### **2. Recommendation**

- 2.1 That the requirement for the Council to review the Local Plan at least every five years is noted.
- 2.2 That the proposed Terms of Reference for a Local Plan Steering Group to consider development plan policy evidence and analysis is approved.
- 2.3 That following the Local Plan Steering Group's consideration of development plan policy evidence base and analysis, a further Executive Report is prepared setting out conclusions and recommendations for updating the Local Plan and the timetable for statutory preparation processes.

#### **3. Executive Summary**

- 3.1 National planning policy has evolved since the Local Plan was adopted and continues to do so. Furthermore, wider changes at a local and national level indicate that further exploration of the potential scope of changes to the Local Plan is appropriate.

- 3.2 A Local Plan Steering Group is proposed to be established to consider work on the Local Plan which will focus on evidence gathering and analysis and policy development over the next year. A further Executive Report will then be produced establishing the statutory process and timeframe for renewing the Local Plan so its fit for purpose in delivering sustainable development and growth for High Peak for the next 15 year period.
- 3.3 In the meantime, planning applications will continue to be determined in accordance with the development plan (including the Adopted Local Plan) unless material consideration indicate otherwise. Due weight will be given to policies in the plan according to their consistency with the latest National Planning Policy Framework.
- 3.4 It is considered that the following policy themes would benefit from more detailed consideration in the initial phase; climate change, design, town centres, biodiversity, air quality. Development requirements and the supply of available and suitable land will also need to be considered at the appropriate time. The proposed Local Plan Steering Group will inform this process.

#### **4. How this report links to Corporate Priorities**

- 4.1 The Local Plan directly links to all four aims of the Corporate Plan.

#### **5. Alternative Options**

- 5.1 If the Council were not to undertake review of the Local Plan within 5 years of its adoption, it would not be complying with its statutory duty and over time the Local Plan would increasingly have less weight in the planning process. It also has the potential to lead to the Council being highlighted by government as failing to have an up to date Local Plan.

#### **6. Implications**

6.1 Community Safety - (Crime and Disorder Act 1998)

No direct implications.

6.2 Workforce

Officers from the Development Services team will lead on the review with input from colleagues in other services.

6.3 Equality and Diversity/Equality Impact Assessment

An equalities assessment accompanies this report.

6.4 Financial Considerations

Whilst the full scope of new evidence has yet to be determined, initial estimates indicate that a budget of c.£100,000 would be required in year one of an update (2021/22). Total costs may approach £500,000 up to adoption due to associated consultancy support and Planning Inspectorate fees but this is expected to represent a worst case scenario. This would require additional provision in the Development Services budget, which is not currently included with the Council's Medium Term Financial Plan. Dependent on the 2020/21 outturn position, consideration will be undertaken to establish an earmarked reserve for £100,000 to take into account projected year 1 costs.

## 6.5 Legal

Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) local planning authorities must review local plans at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community.

## 6.6 Climate Change

A review of the Local Plan will enable greater consideration of the response of planning policy to the climate change emergency as declared by the Council.

## 6.7 Consultation

Public consultation will be undertaken in accordance with the Council's Statement of Community Involvement (2019) and local planning regulations. Following the evidence gathering and analysis stage, a timetable for public consultation will be set out in a revised Local Development Scheme.

## 6.8 Risk Assessment

The risks associated with the review are set out in this report.

Neil W. Rodgers  
**Executive Director (Place)**

### **Web Links and Background Papers**

Adopted High Peak Local Plan (2016)  
[https://www.highpeak.gov.uk/media/160/The-High-Peak-Local-Plan-Adopted-April-2016/pdf/The\\_High\\_Peak\\_Local\\_Plan\\_Adopted\\_April\\_2016.pdf?m=1514473710280](https://www.highpeak.gov.uk/media/160/The-High-Peak-Local-Plan-Adopted-April-2016/pdf/The_High_Peak_Local_Plan_Adopted_April_2016.pdf?m=1514473710280)

### **Contact details**

Mark James, Principal Planning Officer  
[mark.james@highpeak.gov.uk](mailto:mark.james@highpeak.gov.uk)

National Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance on Plan Making  
<https://www.gov.uk/guidance/plan-making>

Ministerial Statement: Planning Update (19 January 2021) <https://questions-statements.parliament.uk/written-statements/detail/2021-01-19/hcws720>

Government's response to the Future Homes Standard consultation  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/953791/Government\\_response\\_to\\_Future\\_Homes\\_Standard\\_consultation.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/953791/Government_response_to_Future_Homes_Standard_consultation.pdf)

## 7. Detail

### Statutory obligations and national policy

7.1 Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), local planning authorities must review local plans at least once every 5 years from their adoption date to ensure that policies remain relevant and effectively address the needs of the local community.

7.2 Paragraph 33 of the National Planning Policy Framework (NPPF) states:

*“Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy.*

7.3 The national planning practice guidance states that *“most plans are likely to require updating in whole or in part at least every 5 years”*.

7.4 If the Council decides to update all or part of the plan, it must publish a new Local Development Scheme (LDS) with the timetable for the preparation and adoption of the new Local Plan. Alternatively, the Council decides not to update the plan or some of the policies, it must publish its reasons for not doing so.

7.5 No process is defined for objectors to challenge the Council's conclusions on the plan review. However, planning inspector's via the appeals process may

begin to deem policies out of date over time if the plan review concludes that an update is not required.

- 7.6 The Planning and Compulsory Purchase Act 2004 gives the Secretary of State powers to intervene when a local authority does not have an up to date Local Plan. Section 27 (1) states that intervention can be made if the Secretary of State thinks that *“a local planning authority are failing or omitting to do anything it is necessary for them to do in connection with the preparation, revision or adoption of a development plan document.”* Section 27 (2) states that the Secretary of State may *“(a) prepare or revise (as the case may be) the document, or (b) give directions to the authority in relation to the preparation or revision of the document.”*
- 7.7 If a new Local Plan is taken forward, the National Planning Policy Framework requires that it will need to look ahead for a minimum of 15 years from the date of adoption. It must also identify sufficient land for housing for at least 10 years from the date of adoption and where possible for 11-15 years. As the current Local Plan period ends in 2031, a Local Plan review would need to consider housing land supply beyond the current plan period.

#### Background

- 7.8 The High Peak Local Plan was adopted on 14 April 2016 and covers the period up to 2031. It seeks to deliver an annual average of 350 homes per year which reflects economic growth aspirations. To support this growth, 45ha of land for employment is also identified. The spatial strategy for the Local Plan seeks to focus the majority of this growth in the main market towns of Buxton, Glossop, New Mills, Chapel-en-le-Frith and Whaley Bridge with more modest scale of development in the “Smaller Villages” such as Hayfield, Chinley and Peak Dale.
- 7.9 Since the Local Plan was adopted, the Council has performed relatively well in terms of housing delivery. A 5 year housing land supply has been maintained since adoption (5.22 years as of April 2020) and the Council has passed the Housing Delivery Test in both years that it has been in operation (159% in 2020 measurement). Developer contributions towards affordable housing (234 completions between 2016 and 2020) and infrastructure to support this growth have been secured. Local Plan policies have also enabled the Council to manage development in line with its own agreed strategy and to successfully defend its position at planning appeals. Nevertheless, national planning policy has evolved since the Local Plan was adopted and it continues to do so.
- 7.10 The Local Plan was prepared under the NPPF as published in 2012 which has since been superseded. A new NPPF was issued in 2018 and subsequently updated in 2019 including a new method for assessing Local Housing Need. Further changes to national policy and guidance are due in 2021 with updates to the NPPF and a new National Model Design Code currently subject to consultation. It will be important for the Council to consider how these changes should be reflected in local Plan policy and proposal moving forward into the next 15 year plan period.

- 7.11 The Planning White Paper published for consultation in 2020 proposes a new planning system with fundamental reform of the nature, scope and process for developing Local Plans. The White Paper proposes that new style Local Plan will be in place by the end of the current Parliament in 2024. However, the proposed transitional arrangements set out in the Planning White Paper state that LPAs will have 42 months (rather than 30) to prepare a new style plan if they have adopted a previous plan within the past 3 years or have submitted a plan for examination. The 42 month period would commence from the point at which the legislation is brought into force, or upon adoption of the most recent plan, whichever is later.
- 7.12 The Government published the “Planning for the Future” paper in March 2020 which set out a requirement for all Local Planning Authorities (LPAs) to have an up to date plan in place by December 2023. The December 2023 deadline was reaffirmed in the Government’s response to the “Changes to the Current Planning System” consultation which was published on 16<sup>th</sup> December 2020. A Written Ministerial Statement also published on 16<sup>th</sup> December 2020 provided some indication of the timescales for the wider planning reforms as set out in the White Paper, stating that the Government;

*“will publish a response in the Spring which will setting out our decisions on the proposed way forward, including to prepare for legislation, should we so decide, in the Autumn.”*

- 7.13 *A further statement made by Christopher Pincher MP, Minister of State for Housing on 19 January 2021 again highlighted “the clear deadline of December 2023 for all authorities to have up-to-date Local Plans in place.”* The statement also made it clear that local authorities should not delay plan making due to the emerging proposals in the Planning White Paper:

*“The Planning for the Future White Paper consultation closed in October. The White Paper sets out proposals to deliver a significantly simpler, faster and more predictable system. These proposals will need further development. Authorities should not use this period as a reason to delay plan-making activities. Authorities who have an up-to-date plan in place will be in the best possible position to adapt to the new plan-making system.*

*I will consider contacting those authorities where delays to plan-making have occurred to discuss the reasons why this has happened and actions to be undertaken.”*

#### Implications of the Planning White Paper

- 7.14 The recent White Paper proposed fundamental reform of Local Plans in terms of their future content and the process for preparation. Whilst there is significant uncertainty regarding the scope of Local Plans under the new planning system, some aspects of plan making are likely to be required irrespective of whether the plan is to follow the current or future system. As

such, some aspects the evidence base to inform a refresh to the Local Plan under the current system may be of relevance under any future new system.

- 7.15 The Planning White Paper states that new Local Plans prepared under the new system must be prepared within 30 months. However, in areas that have adopted a Local Plan within the last 3 years or have submitted one for examination, this period is extended to 42 months. As such, if the Council proceeds with an update to the Local Plan under the current system, it is more likely to be granted more time to prepare a plan under the new system in recognition of its recent progress.

#### Local Plan review

- 7.16 A Local Plan does not become out-of-date automatically after five years. The adopted Local Plan will continue to form part of the statutory development plan for High Peak. Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. Due weight will be given to policies in the plan according to their consistency with the latest National Planning Policy Framework.
- 7.17 As highlighted in this report, the current Local Plan was prepared under the 2012 NPPF which has since been superseded. Furthermore, additional revisions to national policy are currently subject to consultation. As such, the requirements for Local Plans have evolved. Other factors have also changed since the adoption of the Local Plan in 2016. Data as set out in the Council's Annual Monitoring Report (AMR) provides a record of the effectiveness of policies measured against the indicators of the Local Plan. Wider changes at a local and national level may also necessitate a refresh of policy:
- Housing delivery and supply is on track to date but more challenging sites are in the pipeline
  - Employment site allocations have stalled and the development of land for employment has not kept pace with housing growth
  - A new method for identifying Local Housing Need is now in place. This is likely to have implications for requirements for other development such as employment and retail. It is important in determining the housing need requirements for the next 15 year plan period that it takes account of the Council's future growth strategy
  - A new definition of affordable housing is now in place and the thresholds at which it can be secured via developer contributions is now different in the latest NPPF.
  - Infrastructure is generally on track to be delivered on time to support the current Local Plan. However, infrastructure requirement will need to be updated to reflect new development requirements and the latest data on capacity if the plan is refreshed.
  - Other specific issues may require more detailed or updated policies to reflect new national policy or corporate priorities, these include:
    - Climate change – the Council has now declared a climate change emergency. On 19 January 2021, the Government's response to the

Future Housing Standards consultation clarified that Local Plans can set local energy efficiency standards for new homes. Stronger standards are also expected to be implemented through updated Building Regulations in 2022 and 2025 to deliver “zero carbon ready” homes.

- Air quality – Air Quality Management Areas have been designated in Tintwistle and Glossop. New planning policies could provide a stronger response to address air quality in these areas and elsewhere
- Biodiversity – need to deliver net gain (Environment Bill and NPPF)
- Town centres – more flexibility may be required to policy to respond to evolving challenges facing town centres, not least in light of Covid-19
- Design – national policy now places stronger emphasis on the need for good design. LPAs will be expected to prepare local Design Codes to clearly set out design expectations.

### Next steps

- 7.18 It is proposed that the Council explores the factors that will shape the next Local Plan in more detail. This will comprise of evidence gathering and engagement with Councillors in the initial phase. A detailed timetable for a new plan will be prepared in the form of a new Local Development Scheme to be considered by the Executive at a later date in 2022 which will set out milestones for public consultation and decision making. The following is proposed for the next 12 months. This includes the establishment of a Local Plan Steering Group to scrutinise the evidence base and process (see Appendix for Terms of Reference).
- Spring 2021 – Local Plan Steering Group established
  - Spring / Summer 2021 – Local Plan Steering Group meeting to consider scope of new evidence required to shape the next Local Plan.
  - Summer / Autumn 2021 – Evidence gathering phase. Commissioning of new studies and contract management. Review of existing available evidence (Annual Monitoring Reports, Infrastructure Funding Statements etc).
  - Autumn / Winter 2021 – Findings of new evidence discussed at Local Plan Steering Group meetings
  - Winter 2021 / 2022 – Implications of evidence reviewed by officers
  - Winter / Spring 2022 – Report to the Executive with conclusions from the evidence update and recommended next steps.
- 7.19 The Government’s deadline of December 2023 to have Local Plans in place is highly ambitious given the time taken to prepare plans in line with the statutory process which includes an examination in public. The Planning Inspectorate is likely to face high demand for Local Plan Inspectors in the run up to this deadline which may further exacerbate the issue. There is therefore a risk that the Secretary of State could intervene. However, this risk is considered unlikely on the basis that High Peak Borough Council has a good track record in plan making having adopted a Local Plan as recently as 2016.

- 7.20 Furthermore, the Secretary of State is likely to focus on areas of high housing growth where stalled Local Plans can have a more significant impact on the Government's target of delivering 300,000 homes per year.
- 7.21 Nevertheless, support is to be sought from the Planning Advisory Service which has just launched their "get your plan over the line - 2023" support package in recognition of the challenge facing many local authorities. Initial discussions with the Planning Advisory Service indicate that the support could focus on consideration of the timetable for the plan and scoping out which elements of the existing evidence base is sufficient. If existing information can be used, this would save both time and money.

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## **High Peak Local Plan Review Steering Group**

### **Draft Terms of Reference**

#### **Background**

- 1.1 The Council is in the process of reviewing the Local Plan which was adopted in April 2016. It is essential that this is done swiftly but with the appropriate involvement of Councillors.
- 1.2 it is considered that a bespoke Steering Group will provide the best means of achieving proper oversight and scrutiny by Councillors during the evidence gathering, analysis and policy development stage of the production of an updated Local Plan.
- 1.3 At times, a large amount of material may need to be reviewed, to a tight timescale in order to achieve the “milestones” for the preparation of the review. It is considered that the best way of dealing with this expeditiously is for a Councillor’s Steering Group to be set up.

This group would be informed by the officers on technical matters in order to get a steer on broad direction of matters with an initial focus on the scope of updates to the evidence base and potential future policy. The work of the Local Plan Review Steering Group will inform a report to the Executive at a future date which will set out and seek approval to undertake, the statutory consultation and examination process to follow in adopting an Updated Local Plan.

#### **Role of the Steering Group**

- 2.1 The Steering Group would undertake the following functions during the evidence gathering and analysis stage of renewing the Local Plan:
  - Discussing the scope of potential studies to be commissioned by the Council as part of the evidence base;
  - Reviewing the conclusions and potential implications of the evidence base for the Local Plan
  - Scrutinising policy content particularly where there have been changes to national policy or guidance;
  - Consider if there are policy areas not covered by the current policies within the Local Plan
  - Scrutinising progress and ensuring that the timetable is met or any changes are discussed;
  - Involvement in advising and guiding on public consultation in accordance with the Statement of Community Involvement.

- 2.2 The views of the Steering Group and findings of the evidence gathered will be reported back to the Executive after the initial phase. The Steering Group will then oversee the next phase of the process as further evidence emerges and plans for public engagement are developed.
- 2.3 The Group will meet when required. In the initial phase, a meeting in Spring / Summer 2021 is expected to consider the scope of new evidence and again during Autumn / Winter 2021 to review the findings.

### **Composition of the Steering Group**

- 3.1 It is proposed that the Group be made up of around 12 Councillors, with a politically balanced representation from all parties.

Officers suggest that Group Leaders or their nominees be invited, along with the Chair of the Development Control Committee or nominee. There may be some meetings where it would be appropriate to invite other Councillors to attend, for example, when the agenda is of particular relevance.

## ECONOMY AND GROWTH

Chairman: Councillor Siddall  
 Vice Chairman: Councillor Grooby  
 Lead Officer: Neil Rodgers

| Date        | Items  | Contact Officer         | Purpose/Method of Consideration |
|-------------|--|-------------------------|---------------------------------|
| 25-Mar-21   | High Peak Local Plan Review  | M James                 |                                 |
|             | National Planning Policy Framework and National Design Code : Consultation Proposals | M James                 |                                 |
|             | Delegation of Building Control Functions   | B Haywood               |                                 |
|             | Market St Disposal   | K Webster               |                                 |
|             | Work Programme   |                         |                                 |
| May/June-21 | Appointment of Chairman and Vice-Chairman  |                         |                                 |
|             | Land disposal – Waterswallows  | K Webster               |                                 |
|             | Fairfield Roundabout (HIF) Award of contract   | J Brooks/J Bagnall      |                                 |
|             | Accelerated Housing Delivery Programme update (Council owned sites)                  | J Bagnall               |                                 |
|             | Miry Meadow Right of Way Disposal  | K Webster/N Ravenscroft |                                 |
|             | Bowden Lane / A6 Land disposal to PCC  | K Webster /M Hooson     |                                 |
|             | Hague Bar Depot Disposal   | N Ravenscroft           |                                 |
|             | Work Programme   |                         |                                 |
| July-21     | Work Programme   |                         |                                 |
|             |  |                         |                                 |
|             |  |                         |                                 |
| Sept-21     | Work Programme   |                         |                                 |
|             | Review of the Growth Strategy  | L Wetton                |                                 |

## ECONOMY AND GROWTH

|            |  |         |  |
|------------|--|---------|--|
|            |  |         |  |
| Nov-21     | Work Programme   |         |  |
|            |  |         |  |
| Feb-22     | Work Programme   |         |  |
|            |  |         |  |
| To add in: | Crescent Update  |         |  |
|            | Covid Recovery Programme                                     |         |  |
|            | Report from Transport Working Group                          |         |  |
|            | Visit Peak District  |         |  |
|            | Old Nestle Buxton Site                                       |         |  |
|            | Shop Units in High Peak and vacancy rates                    |         |  |
|            | Council website – tourism (hotels, events and social media)  |         |  |
|            | Industrial Units – capacity, vacancy rates, brownfield sites |         |  |
|            | Greater Manchester Spatial Framework                         | M James | Virtual consultation to inform consultation response |

By virtue of paragraph(s) 3, 4, 5 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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