



INFRASTRUCTURE OVERVIEW AND SCRUTINY COMMITTEE

Committee Report

Public

Date of Meeting: 1st November 2001

Title: LOCAL PLAN ROLL FORWARD

Report of: Director of Environment and Development

Report reference: EN.165/01

Summary:

This report sets out the review process for the Carlisle District Local Plan.

Recommendations:

It is recommended that Members note the process required to roll forward the Carlisle District Local Plan.

Mike Battersby

Director of Environment and Development

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: Planning Policy Guidance Note 12: Development Plans

**Report to the Chairman and Members of
Infrastructure Overview and Scrutiny Review Committee**

EN.165/01

1.0 ROLL FORWARD OF THE LOCAL PLAN

- 1.1 The Carlisle District Local Plan was adopted in September 1997 as the land use plan to guide development in Carlisle District until 2006. The City Council has a statutory duty to provide an up-to-date adopted Local Plan for the whole district. The process of reviewing and adopting a Local Plan is lengthy due to the statutory procedures that have to be followed. It is also an opportunity to engage the public in forming a view of how they see the future of their area.
- 1.2 The Local Plan provides a land use plan that interprets national planning policy into appropriate guidance for controlling development and identifies areas for future development within the district.
- 1.3 Since the adoption of the current Local Plan a number of revised and new guidance notes (PPGs) have been issued by Central Government, notably PPG3 Housing and PPG25 Development and Flood Risk. Further guidance has also been issued on government policy such as the Urban and Rural White Papers in 2000.
- 1.4 In addition to Central Government guidance there is a hierarchy of planning guidance that develops the regional and strategic context for local development. For this area the hierarchy of planning guidance comprises Regional Planning Guidance for the North West and the Joint Structure Plan for Cumbria and the Lake District. Planning Policy Guidance Note 12 – Development Plans (PPG12) recognises that reviews of the above guidance may prompt the need to review the Local Plan. Taking into account changes to regional and strategic policy will enable the Local Plan to be up-to-date.

2.0 REGIONAL PLANNING GUIDANCE

- 2.1 Regional Planning Guidance for the North West sets the regional planning strategy and distribution of future development for the whole of the North West region. This establishes the planning context and addresses sustainability on a regional scale. The guidance establishes general policy principles for how the region should develop.

2.2 Regional Planning Guidance for the North West is currently under review. An Examination in Public was held in February 2001 and the panel has reported to the Secretary of State. The Secretary of State (through Government Office for the North West) will publish proposed changes to the guidance for consultation before the guidance is formally approved. Government Office have indicated that there will be a 12 week consultation on Proposed Changes in Winter 2001 and revised Regional Planning Guidance should be issued Spring/Summer 2002.

3.0 STRUCTURE PLAN REVIEW

3.1 Cumbria County Council and the Lake District National Park Authority have a statutory duty to prepare a joint Structure Plan for the area. Although Carlisle District has no land under the control of the National Park Authority, Cumbria County Council cannot prepare separate guidance for Carlisle to speed the process along.

3.2 The Structure Plan provides strategic guidance and an indication of the role Carlisle will perform in relation to the County. Members will have an opportunity to discuss the consultation papers throughout the review of the Structure Plan.

3.3 The initial Issues Paper consultation is scheduled for November/December 2001 and the Deposit stage it is anticipated will follow in Autumn 2002. The timing of Structure Plan review is crucial for the Local Plan review, as the Local Plan has to conform with the policies of the Structure Plan in order to be progressed through to adoption. Depending on the nature of the issues the Local Plan may not be able to progress to subsequent stages until the Structure Plan has sufficiently progressed.

3.4 PPG 12 recognises that any review of the Local Plan undertaken prior to Structure Plan review may be out of general conformity with the Structure Plan and require an additional review. It is therefore pragmatic to follow the process rather than attempt to get ahead of Structure Plan review.

4.0 STAGES AND TIMETABLE FOR REVIEW

4.1 Appendix 1 of this report is a flow chart showing the formal stages that the review of the Local Plan has to follow. These are set out in Town and Country Planning (Development Plan) (England) Regulations 1999. The need for Proposed Changes, an Inquiry and Proposed Modifications can only be determined once objections have been lodged. There is a statutory requirement to have a two-stage deposit process, which was introduced in the 1999 Regulations.

4.2 The consultation period for certain stages of review are prescribed by the Regulations and these are indicated in Appendix 1.

4.3 The Public Local Inquiry is undertaken by an independent Inspector of the Planning Inspectorate (paid for the by the Council). The Planning Inspectorate have established a 6 month link between deposit plan and inquiry and a reporting procedure linked to the number of days the Inquiry is held. It is therefore difficult to determine the exact timetable for review of the Local Plan. Appendix 2 sets out an estimate of the likely timetable. The timetable has been scheduled on the assumption that an Inquiry will be required and changes will be needed along the way.

4.4 In addition to these factors influencing the timetable for review, the call-in Inquiry into the Morton housing planning applications has a fundamental influence on the Housing Strategy for Local Plan review. Whilst Members and Officers have indicated that the development should go ahead it would be unwise to commence review of the Local Plan and not take into account the outcome of the inquiry. This call-in inquiry will delay the production of the initial consultation stage of Local Plan review.

5.0 EXTENT OF REVIEW

5.1 Where new Government guidance has been issued it will be clear that Local Plan policies may need reviewing such as Housing policies in relation to PPG3. Policies in the Plan also allocate areas of land for development. Some of these have been developed and the policies will need updating.

- 5.2 Some policies may still be relevant such as policies protecting wildlife sites and Areas of Outstanding Natural Beauty. These can be retained in the review.
- 5.3 In order to determine the full extent of review required, officers will prepare a policy by policy report for Members indicating changes that have occurred to national policy or local issues which affect the policy wording. This will indicate which policies may require to be changed and which shall remain the same.
- 5.4 In addition to reviewing existing policies, the need for any new policies will be identified.
- 5.5 In order to keep the Local Plan up-to-date as possible it is intended to review the Plan to 2011. The Structure Plan will be reviewed to 2016 however PPG3 recommends that Housing policies and allocations are reviewed every 5 years. In order to facilitate this the review will set specific Housing policies to 2011. Other policies may have a longer timescale and this will be explored as the review is progressed.
- 6.0 PROCESS FOR REPORTING LOCAL PLAN
- 6.1 Adoption of the Local Plan is an Executive decision under the new council political structure. The process through to adoption is a lengthy one as indicated by the attached appendices.
- 6.2 In order to ensure that the Local Plan is given full political endorsement through the review stages it is envisaged that Infrastructure Overview and Scrutiny Committee will take an important lead in its formulation. It is envisaged that the Executive will provide a policy steer to guide this committee.
- 6.3 As the Plan progresses there will be a need to address the strategy for the District. Issues, such as the location of housing and retail, will need to be developed into land use policies. Members may wish to consider extending their involvement by workshops aimed at specific issues in the plan. The land-use policies would be evolved from the workshops and the policies reported to Overview and Scrutiny Committee before the Executive approves the consultation documents.

7.0 PLANNING GREEN PAPER

7.1 The Government has announced a Planning Green paper, which is to be issued this year. It is envisaged that the Green Paper will address many planning issues including the Development Plan process. This may lead to changes in the process in order to speed it up and changes to the content or form of development plans.

7.2 Any alterations will require legislative changes and these may be some time in preparation. The council will consider a response to the Green Paper in due course but officers consider it unreasonable to delay the review process in anticipation of changes to planning legislation. Any alterations required as a result of reforms to the planning system will be considered at the relevant stages of Local Plan Review.

8.0 FIRST STAGE OF REVIEW

8.1 The first stage of Local Plan review is a pre-deposit consultation. The form, content and length of consultation of this stage are left to the discretion of the planning authority.

8.2 Officers consider that an Issues Paper, which highlights the main planning issues likely to arise to 2011, is an appropriate form for this stage of the process. It will include issues of housing location and other issues that may come to light through Structure Plan consultation but have direct relevance to Carlisle District.

8.3 No formal format or consultation requirements are stated in guidance other than certain organisations. In order to make the greatest use of this process a district wide consultation should be undertaken. Greater involvement at this stage will help to reduce the time spent on subsequent review stages. A report on the initial stage of Local plan review will be presented to members in the Spring.

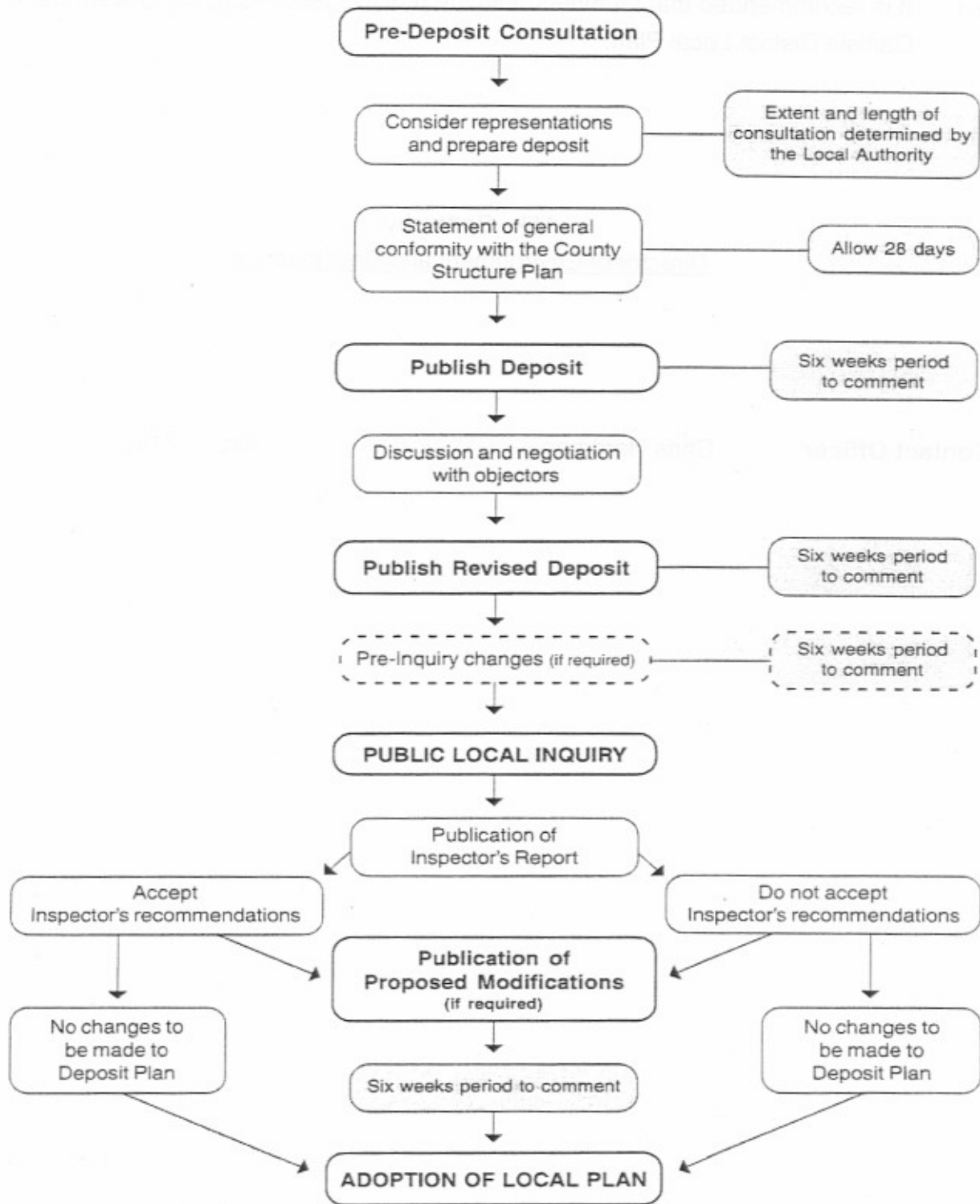
9.0 RECOMMENDATION

- 9.1 It is recommended that Members note the process required to roll forward the Carlisle District Local Plan.

Mike Battersby
Director of Environment and Development

Contact Officer: Chris Hardman

Ext: 7190



Local Plan Review Programme

Structure Plan Issues Paper	November-December 2001
RPG proposed Changes	Winter 2001
Pre Deposit Consultation Local Plan - Issues Paper	June/July 2002
RPG Issued	Spring/Summer 2002
Structure Plan Deposit	Sept/Oct 2002 (Estimate)
Local Plan Deposit	April/May 2003
Structure Plan EIP	July 2003 (Estimate)
Local Plan Revised Deposit	Jan/Feb 2004
Public Local Inquiry	June 2004
Inspector's Report	Oct/Nov 2004
Proposed Modifications	January 2005
Adoption of Plan	April 2005