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LOCAL PLAN REVIEW CABINET ADVISORY GROUP

Minutes of the meeting held on 21 May 2020 at 5.30 pm in the Online Viewing Only.

Present: Councillor Rick Everitt (Chairman); Councillors Bailey, Fellows, Garner, Huxley, Scobie and Scott

1. APOLOGIES FOR ABSENCE

There were no apologies made at the meeting.

2. DECLARATIONS OF INTEREST

There were no declarations made at the meeting.

3. PRESENTATION TO SET CONTEXT FOR THE LOCAL PLAN REVIEW WORK

Adrian Verrall, Strategic Planning Manager led the discussion and made a PowerPoint presentation that highlighted the following points:

- The Plan provided certainty about where future development would be;
- This would help guide where investment could go;
- Currently the Council was involved in two major infrastructure investment; through the HIF and MRN (Main Road Network) process;
- KCC were leading on the current bid;
- Constraints faced for this Plan included around coastline and national wildlife, flood risk, conservation areas and green wedges;
- The strategy therefore was to prioritise brownfield sites;
- The examination was concluded in July last year and the Inspectors concluded that the draft plan was compliant subject to modifications that the Inspectors proposed;
- The draft Plan together with the Inspectors' modifications were going through the council decision making process until they get to the approval stage;-
- Key infrastructure needed to be set up in tandem with major housing development;
- A review would need to be conducted in six months' time from adoption of the Plan;
- There was a duty to cooperate with neighbouring authorities when developing the Plan;
- The Council would then have to inform MHCLG about the outcome of the decision on the new Local Plan.

Members asked questions and made comments as follows:

- There was a need to consider contingency planning in relation to strategic planning for when there is future pandemic;
- Before the new Local Plan was adopted, was there a grace period during which time planning application decisions were suspended?
- How did neighbourhood plans fit into the district Plan?

In response Mr Verrall said the following:

- There were some uncertainties characterizing the environment in which this plan was being developed. These included the challenges brought by the COVID-19 pandemic and DCO decision regarding Manston Airport;
- The DCO decision was likely to be made on 10 July 2020;

- Once the decision was made, that would have an impact on the content of the new Local Plan through the review;
- MHCLG had produced some guidelines for future planning;
- Planning applications would be processed as per usual timescales, without the need to suspend that process;
- Neighbourhood plans would be supporting the main district Local Plan. Officers were currently working with parish/town councils to coordinate the process for developing these plans.

Members noted the presentation.

4. THE WORK PROGRAMME FOR THE CABINET ADVISORY GROUP

Members noted the work programme.

Meeting concluded: 6.05 pm

Thanet District Council



CAG Inception Briefing **Local Plan and the review process**

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Adrian Verrall Strategic Planning Manager

Minute Item 3

Scope of presentation

- Purpose of Local Plan
- Local Plan strategy
- Local Plan Examination
- Inspectors' Report and Modifications
- Local Plan Review & Update process
- Role of evidence-gathering in the review process
- Local Development Scheme
- Questions

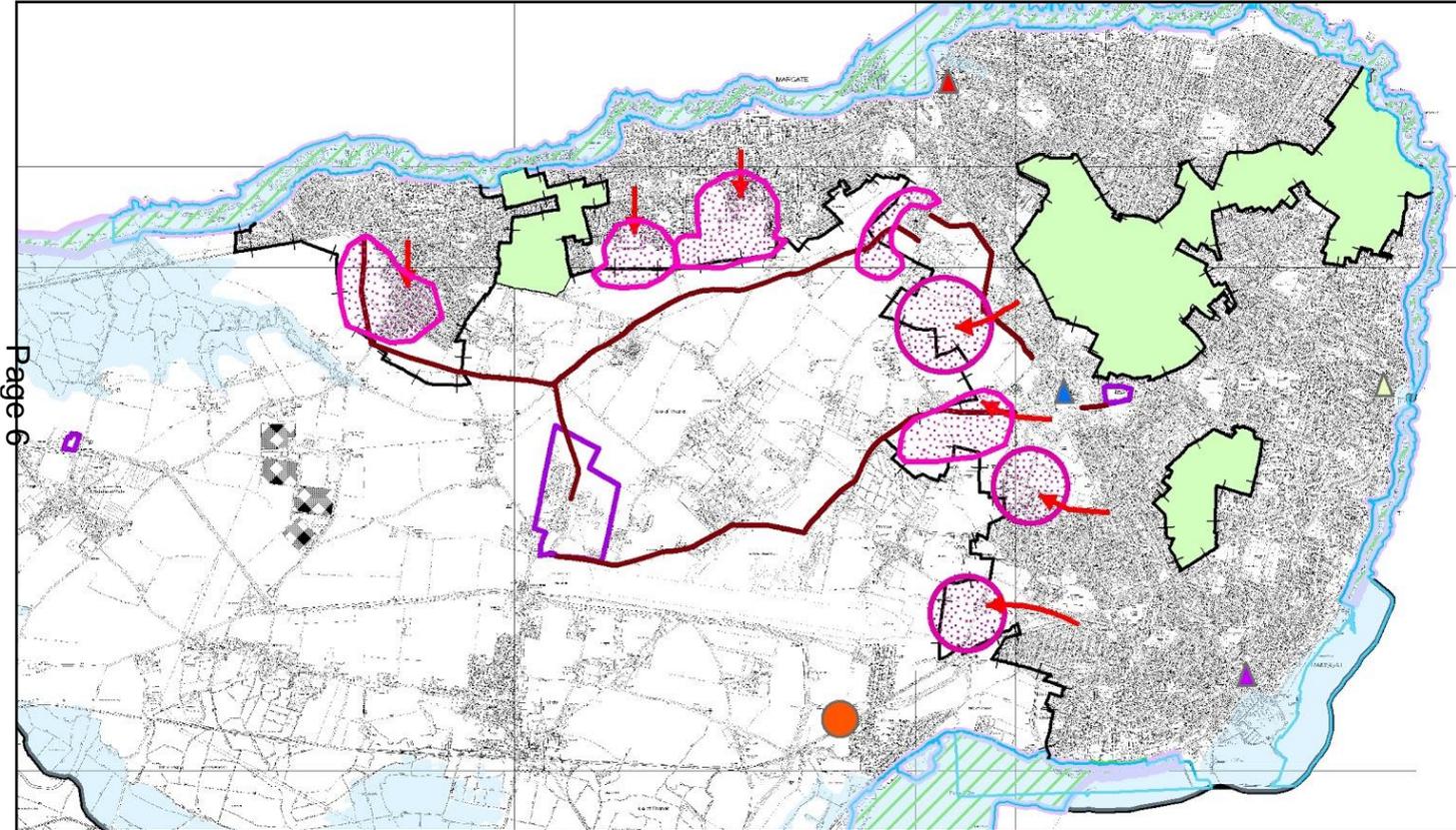
Why have a Local Plan?

- Sets a clear development strategy for the district
- Provides certainty for local people, agents and developers, in terms of where development can happen and where it should not, and the type of development that would be supported
- Starting point for planning applications
- Helps to guide investment and supports bids for Government infrastructure funding (eg: HIF; MRN)
- Statutory requirement
- <https://www.thanet.gov.uk/wp-content/uploads/2018/11/CD1.1-Draft-Thanet-Local-Plan-Reg-19.pdf>



Local Plan key diagram

<https://thanet.opus4.co.uk/planning/localplan/maps/thanet-local-plan>



Local Plan Examination report

- Examination hearings completed in July 2019 (16 hearing days)
- Inspectors' report received 23 March 2020
- Report published in April 2020
- Inspectors found the Plan “sound” and legally compliant, subject to the proposed Main Modifications set out in the Report
- Supported much of the Plan Strategy (including housing numbers and sites; employment sites; infrastructure; etc)
- Committee report considered by Cabinet on 23 April 2020
- Due to go to OSP (26 May); Cabinet (18 June) and Council (9 July)

Proposed Modifications to the Plan

Significant modifications:

- new policy on review of the Plan
- new Policy on Manston Airport (to recognise DCO process)
- change to the trajectory for housing provision, to reduce the requirement in the first 5 years, balanced by a higher requirement in the later years - overall housing requirement doesn't change
- affordable housing policy (tenure mix and threshold)
- identification of District and Local Centres (for retail purposes)
- HMO Policy (density calculation)
- Gypsy & Traveller accommodation (identified needs)
- inclusion of Sustainable Code Level 4 in policy

Review & Update of Local Plan

- As a result of the Secretary of State's intervention in the Local Plan process, the Council was directed to complete a review of the Local Plan within six months of adoption
- Purpose of the Review is to assess whether an update of the Plan is necessary. If an Update is necessary, to identify the scope of the Update (full or partial)
- **...the role of this Group**
- Some issues have already been identified through the current Local Plan Examination process as requiring review and updating

Review & Update of Local Plan

Issues (identified in Main Modifications):

- To consider the implications of climate change;
- To review the provisions of the Plan in relation to Manston Airport in the light of a decision on the Development Consent Order;
- To assess the implications of the Local Housing Need Methodology on housing requirements for the district;
- To consider the provision of Gypsy & Traveller sites to meet identified requirements; and
- To ensure compatibility with the most recent National Planning Policy Framework

Other issues will probably emerge during the review process

Review & Update of Local Plan

Requirements of Government guidance:

- need to take into account “*changing circumstances affecting the area, or any relevant changes in national policy... [and] if their applicable local housing need figure has changed significantly...*” (NPPF, para 33)
- proportionate, relevant and up-to-date evidence should be used to justify a decision not to update policies (PPG, para 068)
- strategic policies should be prepared over a minimum 15 year period (PPG, para 064) - need to consider extending Plan period
- “Duty to cooperate” - neighbouring local authorities; KCC; Parish and Town Councils (PPG, para 068)

Review & Update of Local Plan

PPG, para 065: What can authorities consider when determining whether a plan or policies within a plan should be updated? (in addition to previous points)

- Housing Delivery Test performance
- whether the authority can demonstrate a 5-year supply of housing land
- deliverability of key site allocations
- their appeals performance
- annual monitoring outcomes
- changes to higher tier plans
- plan-making activity by other authorities (especially in relation to housing need)
- significant economic changes that may impact on viability
- whether any new social, environmental or economic priorities may have arisen.

Survey work/evidence base required

NPPF 2019: *“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence”.*

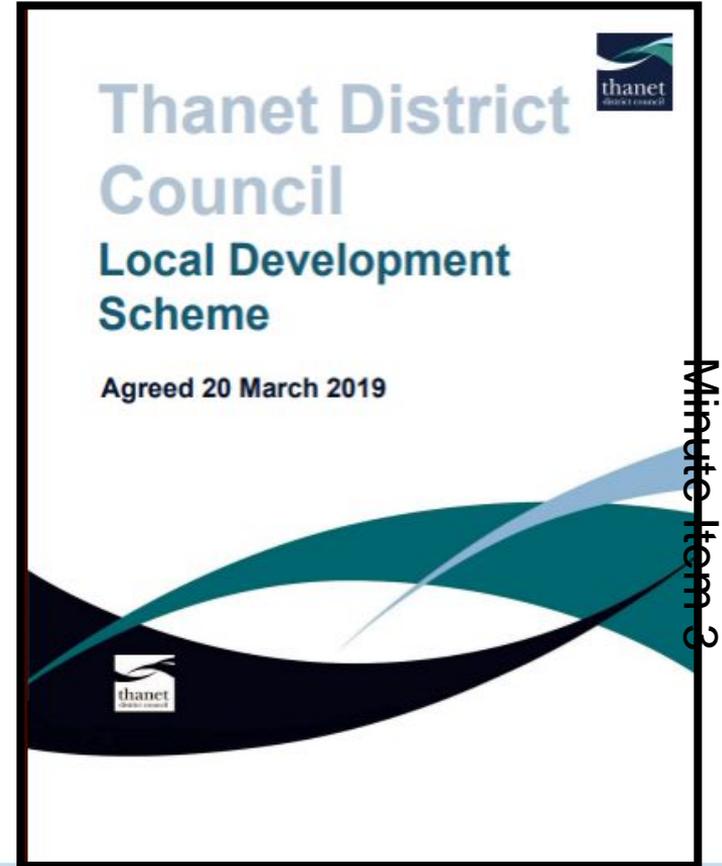
Emerging evidence base requirements:

- Review of Strategic Housing Market Assessment (SHMA)/Local Housing Need Methodology (the “standard methodology”) (GL Hearn)
- Review of employment land supply/allocations and retail capacity arising from population and housing change (working with KCC/Lichfields)
- Update of transport modelling (KCC lead)
- “Call for sites” - for housing; employment land; traveller sites

Some of this work has already been commissioned, and it is hoped that emerging evidence can be shared with the Group in the near future.

Local Development Scheme (LDS)

- The review will identify the need for, and scope of an update of the Local Plan
- Part of the process will be to identify a programme of Local Plan work (known as the LDS), for the next three years
- LDS has to be agreed by Cabinet
- Need to notify MHCLG of outcome



Any questions?

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