

## DRAFT SUPPLEMENTARY PLANNING DOCUMENTS IN SUPPORT OF THE LOCAL PLAN 2016 – 2036 PART 1: PLANNING STRATEGY

### 1. INTRODUCTION

- 1.1 This report seeks approval of the publication of, for the purposes of public consultation, three draft supplementary planning documents which support the Local Plan 2016-2036 Part 1: Planning Strategy which the Council have approved for publication and submission to the Secretary of State for Public Examination.
- 1.2 The Draft Supplementary Planning Documents (SPD) are:
  - Strategic Sites Masterplanning SPD
  - Mitigation for Recreational Impacts Strategy SPD
  - A Guide to Developer Contributions SPD

### 2. BACKGROUND

- 2.1 The three SPDs are published in draft form to allow for early public consultation and to provide additional information in support of the Council's policies and proposals in the Local Plan 2016-2036 Part 1: Planning Strategy.
- 2.2 The Strategic Sites Masterplanning SPD (Appendix A) provides guidance for the development of the 17 strategic greenfield site allocations proposed in the Local Plan, which between them will deliver some 4620 new homes in the plan area. The document sets out design principals that the Council expects to be followed to achieve appropriate sustainable development within the plan area, and provides a landscape framework, a built development framework and movement network framework for each site. In particular, it provides guidance supplementary to Policy 5, Policy 13, Policy 14 and Chapter 9 of the Local Plan 2016-2036 Part 1: Planning Strategy.
- 2.3 Mitigation for Recreational Impacts Strategy SPD (Appendix B) provides guidance on an agreed approach to the mitigation of recreational impacts on European nature conservation sites arising from new residential development in the Plan Area. It is an up-date of the current 'Mitigation Strategy for European Sites' SPD, adopted in June 2014. In particular, it provides guidance supplementary to Policy 10 of the Local Plan 2016-2036 Part 1: Planning Strategy.
- 2.4 A Guide to Developer Contributions SPD (Appendix C) provides guidance on Developer Contributions which will be required to secure sustainable development in accordance with policies of the Local Plan. It covers matters including, affordable housing, habitat mitigation (recreational, air quality and water quality), public open space, transportation, and education. In particular, it provides guidance supplementary to Policy 8, Policy 10, Policy 15, Policy 17, Policy 31, Policy 34, of the Local Plan 2016-2036 Part 1: Planning Strategy.

### 3. PURPOSE OF CONSULTATION AND TIMETABLE

- 3.1 Consultation on the three draft Supplementary Planning Documents at this stage in the emergence of the Local Plan review, will provide communities, site promoters and developers, agencies and infrastructure providers with greater information about the

Council's requirements of and expectations from new development. The draft SPDs will be used by officers as a basis for discussions with site promoters.

- 3.2 The draft SPD will also provide important supporting evidence for the purposes of the public Examination of the Local Plan 2016-2036 Part 1: Planning Strategy, illustrating how sustainable development can be delivered within the plan area.
- 3.3 Public consultation on the draft documents will inform the Council in preparing final versions of the SPD.
- 3.4 It is proposed to consult on the Strategic Sites Masterplanning SPD, the Mitigation for Recreational Impacts Strategy SPD and the Guide to Developer Contributions SPD in the period from 7<sup>th</sup> July 2018 to 30<sup>th</sup> September 2018. As SPD must relate to an adopted Local Plan the SPDs will not be finalised until the reviewed Local Plan Part 1 is adopted, which is likely to be in late 2019. Comments received during the public consultation will be taken into account in preparing the final guidance, as will outcomes of the Local Plan Examination.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 Developers' contribution requirements set out in the Supplementary Planning Documents will help ensure that new development funds the necessary infrastructure to achieve a sustainable development in accordance with the Local Plan, without being a burden on public finances.

#### **6. CRIME & DISORDER IMPLICATIONS**

- 6.1 There are none.

#### **7. ENVIRONMENTAL IMPLICATIONS**

- 7.1 The Supplementary Planning Documents all aim to ensure that all new development is achieved to a high standard of design, is sustainable, and can be achieved without an adverse impact on European Nature Conservation sites.

#### **8. EQUALITY & DIVERSITY IMPLICATIONS**

- 8.1 There are none.

#### **9. DATA PROTECTION IMPLICATIONS**

- 9.1 There are none.

## **10. RECOMMENDATION**

- 10.1 That the draft Strategic Sites Masterplanning SPD (Appendix A), the draft Mitigation for Recreational Impacts Strategy SPD (Appendix B) and the draft Guide to Developer Contributions SPD (Appendix C) be published for the purpose of public consultation in the period from 7<sup>th</sup> July 2018 to 30<sup>th</sup> September 2018, and that comments made during the consultation period be taken into account in the preparation of the final documents.

## **11. PORTFOLIO HOLDER ENDORSEMENT**

I agree the recommendation set out in this report.

**Signed:** CLLR E J HERON

**Date:** 29 June 2018

**Date notice of decision given:** 29 June 2018

**Last date for call-in:** 6 July 2018

**For further information contact:**

Louise Evans  
Service Manager Policy and Strategy  
023 8028 5588  
Louise.evans@nfdc.gov.uk

**Background Papers:**

Published Documents

Appendix A: Strategic Sites Masterplanning SPD

Appendix B: Mitigation for Recreational Impacts Strategy SPD

Appendix C: A Guide to Developer Contributions SPD