

LOCAL PLAN REPORT UPDATE AND OVERVIEW

Head of Service/Contact:	Ruth Ormella, Head of Planning
Urgent Decision?(yes/no)	No
If yes, reason urgent decision required:	
Annexes/Appendices (attached):	Appendix 1: Draft responses to Elmbridge draft Local Plan
Other available papers (not attached):	Licensing and Planning Policy Committee June 2019 Local Plan Report on the Progress of the Local Plan Parking Standards for Residential Development Supplementary Planning Document 2015 Shaping Elmbridge: A New Local Plan

Report summary

The Borough Council has identified and commissioned the supporting evidence base for the emerging Local Plan.

This report confirms what reports are being prepared and the need for a revision of the Borough wide car parking standards.

In line with our duty to co-operate, the report highlights the need to respond to the Elmbridge Local Plan Regulation 18 Consultation, with a draft response to follow.

Recommendation (s)

The Committee are asked to:

1. Note the progress being made in preparing the new Local Plan.
2. Authorise the commencement of a revision of the Borough wide car parking standards.
3. Consider the options set out in the Elmbridge Local Plan Regulation 18 Consultation and the Borough Council's draft response. Subject to any amendments or additions, the Committee is asked to approve the draft responses at Appendix 1 as the Borough Council's formal position on the Elmbridge draft Local Plan.

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1 Implications for the Council's Key Priorities, Service Plans and Sustainable Community Strategy

- 1.1 The delivery and implementation of the Epsom & Ewell Local Plan contributes towards all of the Council's Key Priorities. The new Epsom & Ewell Local Plan is critical as it will set out how sustainable growth, particularly in relation to new housing, will be delivered during the plan period.

2 Background

- 2.1 In June 2019 the Committee received a report setting out the progress made in relation to the new Local Plan. That report identified the breadth of existing technical studies and set out the additional studies in preparation that will also be used to inform the emerging Local Plan.
- 2.2 This report provides the Committee with an updated list of the technical studies that are currently in preparation or in the process of being commissioned.
- 2.3 This report also provides an overview of the recently published Elmbridge Local Plan Regulation 18 Consultation and the Borough Council's draft response.

3 Progress on Technical Studies

- 3.1 The following technical studies are being prepared in support of the emerging Local Plan. These studies will inform the Local Plan Regulation 18 consultation -
- Strategic Development Viability Assessment;
 - Spatial Economic Development Strategy;
 - Retail Needs Study and Town Centres Health Checks;
 - Sports Facilities Assessment and Playing Pitch Strategy;
 - Open Space Study; and
 - Habitats Regulations Assessment
- 3.2 Once available in draft form the above studies will be reported to the Committee and will inform the preparation of the emerging Local Plan.

4 Study to Support the Evolution of our Car Parking Standards

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- 4.1 During 2015 the Borough Council prepared, consulted upon and adopted supplementary parking standards for new residential developments. The technical evidence that informed and supported those standards was based upon historic population growth projections, which have now been overtaken by the standard method objective assessed housing need calculation. Equally, our existing parking standards do not consider the evolution of private motor car in terms of ownership and technology. As a consequence, it is necessary for us to commission technical evidence to inform new standards that form part of our emerging Local Plan.
- 4.2 On the 30th July 2019 the Borough Council's Strategy & Resources Committee approved use of the Planning Delivery Grant for further studies including a review of the car parking standards. Work will commence on progressing commissioning the technical study.

5 Elbridge Local Plan Regulation 18 Consultation

- 5.1 In parallel to our emerging Local Plan, Elbridge Borough Council have commenced consultation on their emerging Local Plan. Their six week consultation period started on Monday 19 August 2019.
- 5.2 The Elbridge Consultation Paper largely focuses upon the opportunities for delivering future housing growth. These are set out under five options – Elbridge Borough Council having previously consulted on some of these options. The consultation paper provides a cursory overview of possible changes to their development management policies and planning for future infrastructure provision. It also sets out an extremely ambitious timetable for progressing their Local Plan towards submission for examination in public.
- 5.3 Due to the timing of the consultation it has not been possible to prepare a full response to this consultation ahead of the reporting deadline. Nevertheless, the Committee will be provided with a full draft response prior to the September 2019 meeting. The Committee will be asked to agree this response, subject to any amendments or additions, as the Borough Council's formal position on this matter.

6 Financial and Manpower Implications

- 6.1 The preparation of the emerging Local Plan has required the commissioning of various technical studies for the evidence base. The resource demands have been reported and agreed at the 30th July Strategy and Resources Committee.
- 6.2 Preparation of response to consultations such as the emerging local plan of Elbridge Borough Council is part of the business as usual requirements of the Planning Policy Team's work. It forms part of our duty to co-operate.

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6.3 ***Chief Finance Officer's comments: None for the purposes of this report.***

7 Legal Implications (including implications for matters relating to equality)

7.1 Legislation places a duty on local planning authorities and others to cooperate with each other, and other bodies, when preparing, or supporting the preparation of policies which address strategic matters. A Regulation 18 consultation demonstrates how an authority has, and continues to, fully comply with the requirements of the duty.

7.2 The duty to cooperate does not require a duty to agree.

7.3 ***Monitoring Officer's comments: none arising from the contents of this report.***

8 Sustainability Policy and Community Safety Implications

8.1 None for the purposes of this report.

9 Partnerships

9.1 The Localism Act 2011, under Section 110, introduced the requirement that local planning authorities must co-operate with all relevant parties, particularly neighbouring local planning authorities, in planning for sustainable development. The requirement is specific to the preparation of local plans; especially in relation to strategic matters that have cross-administrative boundary impacts.

9.2 The government has envisaged that the duty to co-operate provides an alternative partnership framework to replace the now historic regional planning structures. However, the duty to co-operate is not fully supported by any statutory governance structures. It is a framework predicated on a willingness between partners to positively work together to meet shared objectives.

9.3 As a neighbouring local planning authority we have a duty to respond to the proposals set out in the emerging Elmbridge Local Plan Regulation 18 consultation. We must consider the proposals set out in that document within our own strategic context. In that respect we must ensure that their proposals are complementary to our own emerging strategy and not undermine the boroughs approach.

10 Risk Assessment

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- 10.1 The preparation and production of the evidence base, including the proposed technical study to support the evolution of our car parking standards, will ensure that the emerging Local Plan is comprehensively supported by technical data. This will help us demonstrate that we have an appropriate and deliverable strategy for future growth. Failure to demonstrate the soundness of our strategy could result in our Local Plan being found unsound.
- 10.2 The provision of up-to-date parking standards ensures that the Local Plan responds to this important issue and provides the Council with the necessary policy tools required to manage future residential development. There is a risk that the absence of up-to-date standards could allow unsustainable developments to come forward through the planning appeal process.
- 10.3 Meeting the duty to co-operate is a key requirement in securing a sound local plan. Our neighbours, in preparing their own local plans, will need to demonstrate a clear narrative of how they have engaged with us in shaping the development of their emerging Plan. It is important that we provide them with a clear response to their consultation that is consistent with our own emerging Local Plan; particularly in respect of the possible consequential impacts of their growth strategy upon neighbouring authorities. The Borough Council must respond accordingly to ensure that such impacts do not burden the Borough with additional unplanned growth, which we do not have the capacity to accommodate.

11 Conclusion and Recommendations

- 11.1 The Committee are requested to note the progress being made in preparing the new Local Plan.
- 11.2 The Committee are requested to agree to the commencement of work on the revision of the Borough wide car parking standards.
- 11.3 The Committee are asked to consider the options set out in the Elmbridge Local Plan Regulation 18 Consultation and the Borough Council's draft response, at Appendix 1. Subject to any amendments or additions the Committee are asked to approve the enclosed draft responses as the Borough Council's formal position on the Elmbridge draft Local Plan.

Ward(s) affected: (All Wards);