

RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO POLICY AND FINANCE COMMITTEE

DECISION

Agenda Item No 9

meeting date: 8 SEPTEMBER 2015
title: REFERENCE FROM PLANNING & DEVELOPMENT COMMITTEE – LOCAL DEVELOPMENT SCHEME BUDGET
submitted by: DIRECTOR OF RESOURCES
principal author: LAWSON ODDIE

1 PURPOSE

1.1 To consider a request from Planning and Development Committee to agree to the approval of additional revenue budget of £59,550 for the site allocation element of the Local Development Framework.

2 BACKGROUND

2.1 Service committees manage their services within the budgets agreed at the beginning of the financial year. The budget was approved by Special Policy and Finance Committee on 10 February 2015 and by Full Council on 3 March 2015.

2.2 Any revenue or capital expenditure over and above what has already been approved must be agreed by this Committee.

3 PLANNING AND DEVELOPMENT COMMITTEE 2 JULY 2015

3.1 Planning and Development Committee considered a report submitted by the Chief Executive (attached at Annex 1) which gave details of a request for additional revenue budget of £59,550 for the site allocation element of the Local Development Framework. The full cost of the work was identified as £82,000. There was £22,450 remaining in the Core Strategy earmarked reserve for the project, which left £59,550 to be resourced. The Planning Earmarked Reserve was created to fund planning appeals, consultants and core strategy costs. At 1 April 2015, the balance on this reserve was £215,942.

3.2 At its meeting, Planning and Development Committee approved the request and the resolution at the meeting is shown below:

‘RESOLVED: That Committee

- *authorise the Head of Regeneration and Housing to update and publish the Local Development Scheme;*
- *agree to use the £22,453 unallocated Core Strategy earmarked reserve to fund the site allocation work; and*
- *approval be sought from Policy and Finance Committee for the balance’*

4. RECOMMENDED THAT COMMITTEE

4.1 Approve the request for the additional revenue budget of £59,550

4.2 Approve the use of the Planning Earmarked Reserve to fund the additional revenue budget approval.

HEAD OF FINANCIAL SERVICES

DIRECTOR OF RESOURCES

PF40-15/LO/AC

40-15pf

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 2 JULY 2015
title: LOCAL DEVELOPMENT SCHEME
submitted by: CHIEF EXECUTIVE
principal author: COLIN HIRST

1 PURPOSE

- 1.1 To update the Council's adopted Local Development Scheme and agree a budget for the site allocations work in order to progress the next stage of Local Development Framework.
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives – The Local Development Scheme is fundamental to the delivery of planning policy and will help in protecting and enhancing environmental quality. Planning policies will help deliver the Council's ambitions relating to the supply of affordable homes in the area, and economic growth.
 - Corporate Priorities – The scheme will provide a management tool for resource planning and will aid performance and consistency. The scheme will help deliver community involvement. As the management tool for the planning policy preparation, it provides a basis by which to identify how, in particular, issues relating to the objectives of a sustainable economy, thriving market towns and housing will be addressed through the planning system.
 - Other Considerations – The Council has a duty to prepare and keep up to date a Local Development Scheme for the area.

2 BACKGROUND

- 2.1 The Local Development Scheme (LDS) is a statutory document that the Council has to have in place. It is a public statement of the programme that the Council intend to take forward to deliver the Local Development Framework (LDF) for the area. A copy of the proposed LDS is attached at Appendix 1.
- 2.2 Having adopted the Core Strategy, the Council now needs to address the delivery of the previously identified Housing and Economic Development Plan Document bringing forward proposals for specific land allocations needed to implement the adopted Core Strategy. The next stage will also facilitate the update of the proposals map reflecting the provisions of the Core Strategy and providing policy designations for development management purposes.
- 2.3 A key element of the work will be to provide updated settlement boundaries and land allocations for housing and employment land where the residual requirement still needs to be met. The plan will also provide details of planning policies for the commercial centres of the 3 principal settlements. As Members are aware, the plan making process has to follow a series of regulatory steps as outlined in the LDS. The first key stage having launched the process is to consult on the emergent issues and options.

2.4 The Timetable in the LDS is based on each of the stages progressing smoothly, however it is the first key stage of public consultation (Regulation 18) that will provide a measure of the range of issues and matters to be addressed and more importantly will identify the level of work involved to move forward. It is therefore vital in these early stages that the LDS and progress is monitored, so that time frames can be amended or the need for additional work and any additional resources can be highlighted. The established working group will have an important role in both reviewing the issues arising but also the approach to be taken to progress the plan.

3 THE ISSUES AND OPTIONS STAGE

3.1 The issues and options stage will be informed by much of the existing evidence base that supported the Core Strategy. In addition the Inspector's report following the Core Strategy Examination identified a number of key areas that will need to be addressed through the delivery of the plan. These matters will be presented through the consultation and stakeholder engagement that will be part of the process.

3.2 The initial budget requirements for the work have been considered by the Corporate Management Team and it is suggested that these are met from reserves, with detailed confirmation of expenditure being managed through the CMT group and kept under review by the Development Plan Working Group. Estimates have been made for the key areas of work anticipated, however, these will need to be kept under review as new work may be required, identified through the consultation process. It is also important to be mindful that as the process extends, there may be a need to refresh existing evidence ahead of any Examination and possibly to cover the costs for additional consultation.

3.3 On the basis of current estimates, it is estimated that a minimum provision of some £46,000 will be needed in the current 2015/2016 financial year and an estimated £36,000 for the 2016/2017 financial year. As indicated, expenditure will be kept under review by CMT and the working group and will be subject to the Council's budget procedures.

3.4 Key costs within the estimates include for the production of digital mapping, additional work on landscape and flood risk and sustainability appraisal and securing additional evidence on habitat information as key points of expenditure. These elements reflect known issues, however no provision is included for any additional work required for open space or specialist legal advice, which may arise as the process develops. These matters may need to be addressed following the consultation stages when we can gauge the need for any additional work and the consequent resource implications.

3.5 The breakdown of anticipated work and current estimates of key costs are set out in the table below. These costs will be subject to confirmation as work progresses and new areas of work may be required.

2015/2016	
Digitised draft plan	£15,000
SA report (first phase)	£5,000
Landscape	£5,000
Flood risk	£5,000
Open space (refresh)	£1,000
Habitat report	£10,000
Ancillary costs	£5,000
TOTAL	£46,000

2016/2017	
Submission costs	£5,000
Inspector costs	£20,000
Ancillary costs	£5,000
Incidentals	£1,000
Update mapping	£5,000
TOTAL	£36,000

- 3.6 Given that much of the necessary housing and employment land has been identified through the planning application process, fewer new sites will need to be identified to meet residual requirements. This should reduce the timeframe to deliver the plan, however where allocations are necessary, due process still needs to be followed to ensure the resultant plan is sound and as indicated this process is governed by regulation culminating in the Council satisfying an Inspector that the plan and its process is sound.
- 3.7 The resultant plan together with the Core Strategy will complete the local plan for the Borough setting out up to date planning policy to guide development across the Borough against which planning decisions can be made.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – The estimated cost of the site allocation element of the Local Development Framework is £82,000. Currently available in the Core Strategy earmarked reserve is £22,453. The balance of £59,547 can be funded from the planning reserve fund (balance at 31 March 2015 £215,942) subject to Policy and Finance Committee approval. A new cost centre budget will be created and monitored through the regular budget monitoring process.
- Technical, Environmental and Legal – The Local Development Scheme is a statutory requirement of the development plan process. Up to date, timely and relevant planning policies are important in maintaining and improving the environment of the borough.
- Political – There are no direct political implications, however, the LDS does establish a programme of priority for policy work.
- Reputation – The Council's decision on how to proceed could affect its reputation for example, if the LDS is not kept up to date, the Council will not meet the requirements of legislation.
- Equality & Diversity – No issues identified.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Authorise the Head of Regeneration and Housing to update and publish the Local Development Scheme.
- 5.2 Agree to use the £22,453 unallocated Core Strategy earmarked reserve to fund the site allocation work.
- 5.3 The balance required for £59,547 be funded from the planning earmarked reserve subject to Policy and Finance Committee approval.

COLIN HIRST
HEAD OF REGENERATION AND HOUSING

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

- 1 Local Development Scheme
- 2 LDS File.

For further information please ask for Colin Hirst, extension 4503.