

Date of meeting: 22 June 2020

Title of Report: **Plymouth and South West Devon Supplementary Planning Document (SPD) – Adoption**

Lead Member: Councillor Mark Coker (Cabinet Member Strategic Planning and Infrastructure)

Lead Strategic Director: Anthony Payne (Strategic Director for Place)

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Your Reference: RGSPD200622

Key Decision: Yes

Confidentiality: Part I - Official

Purpose of Report

The purpose of this report is to seek formal adoption by the City Council of the amended Plymouth and South West Devon Supplementary Planning Document (SPD) and its two companion documents, the Developer Contributions Evidence Base and the Traditional Farm Buildings: Their adaptation and re-use (Barn Guide). These will also need to be adopted by South Hams District Council (SHDC) and West Devon Borough Council (WDBC) before they come into effect. The purpose of the SPD is to add further detail and guidance to the policies in a local plan and are material considerations when making decisions on planning applications. On 8 October 2019, Cabinet approved consultation on a draft SPD and its companion documents. All three documents have been updated following this consultation which ran from 3 November 2019 to 5pm on Monday 6 January 2020. Once adopted, the SPD will supersede all currently adopted SPDs across the three authorities.

Recommendations and Reasons

1. It is recommended to the City Council that, subject to South Hams and West Devon agreeing likewise, the Plymouth and South West Devon Supplementary Planning Document (SPD), and its two companion documents, the Developer Contributions Evidence Base and the Traditional Farm Buildings: Their adaptation and re-use (Barn Guide), are formally adopted in accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Reason: To support the implementation of the JLP by putting in place supplementary planning guidance.

Alternative options considered and rejected

1. The alternative options relate to the extent to which the SPD and its companion documents are amended in relation to the representations received.

Reason: The amendments proposed have been carefully considered by officers and supported by Members on the JLP Partnership Board.

Relevance to the Corporate Plan and/or the Plymouth Plan

The SPD is directly supportive of the Council's values and priorities. It demonstrates the support for a growing city by supporting and adding guidance to the development management policies of the JLP. It clearly sets out how the Council will use the JLP policies to make fair and clear decisions, working proactively with our neighbours, partners and developers to ensure planning decisions which are made supports the cities growth agenda and vision.

The SPD sets out clear guidance as to how the policies within the JLP (part of the Plymouth Plan) are to be implemented, supporting Plymouth's vision and strategic outcome to be a growing city with a strong spatial strategy.

Implications for the Medium Term Financial Plan and Resource Implications:

The costs of preparing the Plymouth and South West Devon Supplementary Planning Document and are covered within the existing Joint Local Plan budget, through which costs are shared between the three councils.

Setting out clear guidance on how to implement policies saves both time and money for the Councils as it adds clarity to the planning officer, the developer and planning inspectors.

Carbon Footprint (Environmental) Implications:

The SPD provides guidance as to how the JLP strategy for sustainable development and a low carbon economy will be supported through the development management process. It acknowledges, up front, the recent declarations by the three councils of a climate emergency, and provides guidance to ensure that relevant policies of the JLP are implemented in a way which supports the reduction of carbon and mitigates the unavoidable impacts of climate change. Additionally, it amplifies the policies of the JLP that require developers to implement low carbon building techniques (Policy DEV32), which enable the provision of local renewable energy projects (Policy DEV33), and support community-led energy efficiency and energy generation projects (Policy DEV34).

Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

** When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.*

Equality and Diversity

The SPD gives guidance to policies in the JLP which went through a rigorous process and included the production of an Equality Impact Assessment (EIA) as part of an integrated assessment. The inspectors examining the JLP concluded that the Plan's approach met the Equality Act considerations.

Appendices

**Add rows as required to box below*

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
		1	2	3	4	5	6	7

A	Joint Local Plan Supplementary Document – Background Report							
B	Joint Local Plan Supplementary Planning Document – Adoption							
C	Developer Contributions Evidence Base							
D	Traditional Farm Buildings: Their adaptation and re-use (Barn Guide)							
E	Joint Local Plan Supplementary Planning Document – Consultation response report							

Background papers:

*Add rows as required to box below

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Title of any background paper(s)	Exemption Paragraph Number (if applicable)						
	If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.						
	1	2	3	4	5	6	7

Sign off:

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Originating Senior Leadership Team member: Paul Barnard (Service Director for Strategic Planning and Infrastructure)											
Please confirm the Strategic Director(s) has agreed the report? Yes											
Date agreed: 01/06/2020											
Cabinet Member approval: Councillor Mark Coker (Cabinet Member for Strategic Planning and Infrastructure)											
Date approved: 03/06/2020											