

Date of meeting:	11 March 2024
Title of Report:	Plymouth and South West Devon Joint Local Plan Five-Year Review Report 2024
Lead Member:	Councillor Mark Coker (Cabinet Member for Strategic Planning and Transport)
Lead Strategic Director:	Anthony Payne (Strategic Director for Place)
Author:	Jonathan Bell
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Your Reference:	
Key Decision:	Yes
Confidentiality:	Part 1- Official

Purpose of Report

The report seeks the Cabinet's endorsement of the Plymouth and South West Devon Joint Local Plan (JLP) Five Year Review Report 2024.

The JLP was adopted on 26 March 2019 and is going to be five years old in March 2024. There is a legal requirement that a local planning authority must complete a review at least every five years, and this is also set out in the National Planning Policy Framework. The purpose of the five-year review is to ensure that the JLP and its policies, that set the strategic context for development to 2034, remain effective and establish whether evidence suggests that parts of the plan may need updating.

The Five Year Review Report includes an assessment of the JLP, in accordance with national policy, guidance and legislation, to assess the performance of the JLP and how it is functioning as well as its delivery against the strategic development requirements. It explores whether any significant changes have occurred since adoption that demonstrate the plan is not delivering in line with expectations or where national policy has changed to such an extent that our local policies may no longer be in line with the national policy.

The Review Report 2024 demonstrates that the JLP continues to provide an effective strategy for the management of growth and development across the whole plan area. It concludes that the JLP taken as a whole remains an up-to-date sound plan that is still fit for purpose and should continue to be used in decision making. Once approved, the Review Report will provide a robust basis for the JLP and its policies continue to have sufficient status for use in the determination of planning applications, and it will be a material consideration in its own right.

The Review Report was considered by the JLP Partnership Board at its meeting on 25 January 2024, who endorsed its passage to this Cabinet and to the Executive / Hub meetings of South Hams District Council and West Devon Borough Council.

Recommendations and Reasons

It is recommended that Cabinet approve the Plymouth and South West Devon Joint Local Plan Five Year Review Report 2024 as a statement of the Council’s position in relation to the Joint Local Plan and as a material consideration for planning decisions.

Reason: To meet the requirements of Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), to maintain the status and weight of the adopted Plymouth and South West Devon Joint Local Plan in decision making, and to be a material planning consideration in its own right.

Alternative options considered and rejected

The alternative is not to produce a review report. This option is rejected because it does not meet the legal requirement to undertake a five year review and would fail to provide an up to date assessment of whether the plan remains up to date and can continue to be used with full weight to determine planning applications.

Relevance to the Corporate Plan and/or the Plymouth Plan

The JLP is the spatial strategy for the Plymouth Plan. Its continued use will support the implementation of corporate objectives across the City and ensure delivery of key development sites in line with the strategy.

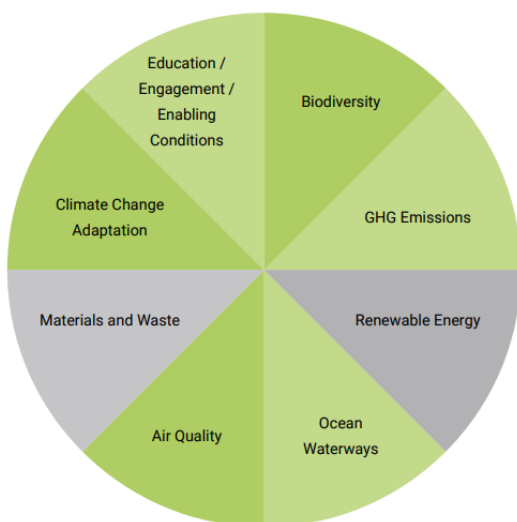
Implications for the Medium Term Financial Plan and Resource Implications:

There are no new financial or resource implications from this report.

Carbon Footprint (Environmental) Implications:

A Climate Impact Assessment has been undertaken for the Five Year Review Report 2024. The Review Report demonstrates that the JLP continues to provide an effective strategy for the management of growth and development across the whole plan area. The JLP policies are therefore substantially able to continue to carry full weight for planning decisions and support the sustainable development of the area, with positive climate and environmental outcomes.

These positive outcomes are illustrated in the chart below (please note: the different shades of green are just to differentiate each segment, they represent ‘short term or limited positive impact’).



Wheel Key

- Long lasting or severe negative impact
- Short term or limited negative impact
- No impact or neutral impact
- Short term or limited positive impact
- Long lasting or extensive positive impact

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

The Five Year Review Report will support the continuation of the delivery of current JLP policy, which was recognised by the JLP planning inspectors as an appropriate and sustainable strategy for the plan areas. However, there are some risks. Although the Review Report is not subject to an independent process of approval, its findings could still be challenged at planning application appeals. Were an inspector not to support the approach taken and decide that some of our policies are out of date, this could trigger what is known as 'the tilted balance', meaning that planning applications may be approved contrary to the policies of the current JLP. However, this risk of speculative sites being submitted and planning applications being approved by appeal exists at March 2024 even if the Review Report is not agreed.

Appendices

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	Plymouth and South West Devon Joint Local Plan Five Year Review Report 2024: Briefing Paper							
B	Plymouth and South West Devon Joint Local Plan Five Year Review Report 2024							
C	Climate Impact Assessment							

Background papers:

Title of any background paper(s)	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
JLP Authorities Monitoring Report, February 2024							
Housing Position Statement Update, March 2024							

Sign off:

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Originating Senior Leadership Team member: Strategic Director for Place, Anthony Payne											
Please confirm the Strategic Director(s) has agreed the report? Yes Date agreed: 24/01/2024											
Cabinet Member approval: Councillor Mark Coker (Cabinet Member for Strategic Planning and Transport) Date approved: 19/02/2024											