

Date of meeting:	08 October 2019
Title of Report:	<b>Plymouth and South West Devon Supplementary Planning Document (SPD) – Consultation Draft</b>
Lead Member:	Councillor Mark Coker (Cabinet Member Strategic Planning and Infrastructure)
Lead Strategic Director:	Anthony Payne (Strategic Director for Place)
Author:	Richard Grant, Strategic Planning Manager, Joint Local Plan
Contact Email:	richard.grant@plymouth.gov.uk
Your Reference:	RGSPD191008
Key Decision:	No
Confidentiality:	Part I - Official

## **Purpose of Report**

The purpose of this report is to seek Plymouth City Council (PCC) approval for consulting on the draft Plymouth and South West Devon Supplementary Planning Document (SPD). This will also need to be approved by South Hams District Council (SHDC) and West Devon Borough Council (WDBC). 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. In March 2019, PCC, SHDC and WDBC adopted a new local plan, the Plymouth and South West Devon Joint Local Plan (JLP) and a new SPD was needed to help support the implementation of the JLP. This report sets out a proposal to consult on a draft SPD which covers the development management policies within the JLP, planning obligations and a limited number of specific Plymouth Policy Area and Thriving Towns and Villages Policy Area policies. The new SPD, once adopted, will supersede all currently adopted SPDs across the three authorities. The SPD will require separate adoption by the three JLP Councils and, following a public consultation, a final version of the SPD will return to Cabinet and Full Council for formal adoption.

## **Recommendations and Reasons**

1. To approve, for consultation purposes, the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document and its two companion documents, the Developer Contributions Evidence Base and the Traditional Farm Buildings: Their adaptation and re-use (Barn Guide)

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

2. To delegate authority to the Service Director for Strategic Planning and Infrastructure for presentational and minor amendments to the SPD for consultation.

Reason: To enable the efficient consultation on a matching Joint SPD between the three Councils.

## **Alternative options considered and rejected**

1. To produce and adopt a Plymouth only SPD

**Reason:** The majority of the policies within the JLP, particularly the development management policies, are policies which apply across the whole Joint Local Plan area. It would be more costly and unnecessary to have separate guidance for the same policies and could cause significant confusion and duplication.

### **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 public consultation 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 (EqIA) 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)						
		1	2	3	4	5	6	7
A	Joint Local Plan Supplementary Document – Background Report							
B	Joint Local Plan Supplementary Planning Document – Consultation Draft							
C	Developer Contributions Evidence Base							
D	Traditional Farm Buildings: Their adaptation and re-use (Barn Guide)							

**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)						
	1	2	3	4	5	6	7

**Sign off:**

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Originating Senior Leadership Team member: Paul Barnard											
Please confirm the Strategic Director(s) has agreed the report? Yes											
Date agreed: 23/09/2019											
Cabinet Member approval: Cllr Mark Coker 'approved by email'											
Date approved: 17/09/2019											