

CABINET – 5TH JUNE, 2013

EXECUTIVE SUMMARY SHEET – PART I

Title of Report:

Response from Planning and Highways Committee - 17th April, 2013 and Scrutiny Committee – 25th April, 2013 – Sunderland's Local Development Framework Evidence Base: The Strategic Housing Market Assessment, Strategic Housing Land Availability and Draft Settlement Break Review

Author:

Head of Law and Governance

Purpose of Report:

To advise the Cabinet of the comments of the Planning and Highways and Scrutiny Committees on a report of the Deputy Chief Executive seeking approval to the Strategic Housing Land Availability Study (2013) and the Strategic Housing Market Assessment (2013) for its use in developing the Local Development Framework and to assist in the determination of day to day planning applications. Cabinet was further requested to approve the Draft Settlement Break Review for public consultation.

Description of Decision:

That the Cabinet be recommended to note the comments of the Planning and Highways and Scrutiny Committees.

Is the decision consistent with the Budget/ Policy Framework? Yes

If not, Council approval is required to change the Budget/ Policy Framework

Suggested reason(s) for Decision:

The decision is required to provide essential evidence to inform corporate policy, and chiefly to support progression of the Core Strategy to proceed to its next stage (statutory consultation) in accordance with the Council's adopted Local Development Scheme.

Alternative options to be considered and recommended to be rejected:

All local planning authorities are charged under the Planning and Compulsory Purchase Act 2004 with the preparation of a Local Development Framework (LDF), which must include a Core Strategy. They are also charged with preparing the LDF in accordance with the provisions of an approved Local Development Scheme.

The Core Strategy and its policies must be informed by a robust and up to date evidence base. The need for a Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment are emphasised in the National Planning Policy Framework. The emerging Core Strategy retains policies regarding the scale and purpose of Settlement Breaks which have not been reviewed in 15 years since the Unitary Development Plan was adopted. To not undertake such updates in the light of the changing circumstances in the city would undermine the planning policy framework and could jeopardise the Core Strategy at Examination. Consequently, no alternatives can be recommended.

Impacts analysed:			
Equality	<input type="text" value="Y"/>	Privacy	<input type="text" value="n/a"/>
Sustainability	<input type="text" value="Y"/>	Crime and Disorder	<input type="text" value="Y"/>
Is this a “Key Decision” as defined in the Constitution? Yes		Scrutiny Committee Planning and Highways Committee	
Is it included in the 28 Day Notice of Decisions? Yes			

SUNDERLAND'S LOCAL DEVELOPMENT FRAMEWORK EVIDENCE BASE: THE STRATEGIC HOUSING MARKET ASSESSMENT, STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT AND DRAFT SETTLEMENT BREAK REVIEW**REPORT OF THE HEAD OF LAW AND GOVERNANCE****1.0 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to advise the Cabinet of the comments of the Planning and Highways and Scrutiny Committees on a report of the Deputy Chief Executive seeking approval to the Strategic Housing Land Availability Study (2013) and the Strategic Housing Market Assessment (2013) for its use in developing the Local Development Framework and to assist in the determination of day to day planning applications. Cabinet was further requested to approve the Draft Settlement Break Review for public consultation.

2.0 DESCRIPTION OF DECISION

- 2.1 That the Cabinet be recommended to note the comments of the Planning and Highways and Scrutiny Committee.

3.0 BACKGROUND

- 3.1 The Cabinet at its meeting held on 17th April, 2013 gave consideration to a report of the Deputy Chief Executive. The report sought approval to the Strategic Housing Land Availability Study (2013) and the Strategic Housing Market Assessment (2013) for its use in developing the Local Development Framework and to assist in the determination of day to day planning applications. Cabinet was further requested to approve the Draft Settlement Break Review for public consultation.
- 3.2 The Cabinet endorsed:-
- (i) the 2013 updates to the Strategic Housing Land Availability Study and the Strategic Housing Market Assessment so that they could be used as:
 - a) Part of the evidence base to inform the emerging Local Development Framework
 - b) A material consideration in determining planning applications for housing development
 - (ii) Endorsed the Draft Settlement Break Review for consultation purposes.
- 3.3 The report was referred to the Planning and Highways and Scrutiny Committees for advice and consideration.

4.0 COMMENTS OF THE PLANNING AND HIGHWAYS AND SCRUTINY COMMITTEES

- 4.1 The Planning and Highways Committee endorsed the report with Members commenting on the need to also consider the priority of open spaces and people's quality of life as well as the need for more housing developments.
- 4.2 The Scrutiny Committee supported the Cabinet recommendation to approve the Strategic Housing Land Availability Study (2013) and the Strategic Housing Market Assessment (2013) and to approve the Settlement Break Review for public consultation.

5.0 REASONS FOR THE DECISION

- 5.1 The decision is required to provide essential evidence to inform corporate policy, and chiefly to support progression of the Core Strategy to proceed to its next stage (statutory consultation) in accordance with the Council's adopted Local Development Scheme.

6.0 ALTERNATIVE OPTIONS

- 6.1 All local planning authorities are charged under the Planning and Compulsory Purchase Act 2004 with the preparation of a Local Development Framework (LDF), which must include a Core Strategy. They are also charged with preparing the LDF in accordance with the provisions of an approved Local Development Scheme.
- 6.2 The Core Strategy and its policies must be informed by a robust and up to date evidence base. The need for a Strategic Housing Market Assessment and Strategic Housing Land Availability Assessment are emphasised in the National Planning Policy Framework. The emerging Core Strategy retains policies regarding the scale and purpose of Settlement Breaks which have not been reviewed in 15 years since the Unitary Development Plan was adopted. To not undertake such updates in the light of the changing circumstances in the city would undermine the planning policy framework and could jeopardise the Core Strategy at Examination. Consequently, no alternatives can be recommended.

7.0 BACKGROUND PAPERS

Report to the Cabinet 17th April, 2013

Minutes of the Planning and Highways Committee 17th April, 2013

Minutes of the Scrutiny Committee 25th April, 2013