

## Local Development Plan 2: Candidate Site Registers

<b>Name of Committee</b>	National Park Authority
<b>Date</b>	25 <sup>th</sup> June 2019
<b>Report Author</b>	Helen Lucocq
<b>Job title</b>	Principal Planning Officer (Policy)
<b>Contact Details</b>	<a href="mailto:Helen.lucocq@beacons-npa.gov.uk">Helen.lucocq@beacons-npa.gov.uk</a>
<b>Purpose of Report</b>	To provide members with an overview of the sites submitted as part of the call for candidate sites for LDP2, and to seek approval to publish the findings of first phase assessment for consultation.
<b>Single Integrated Assessment</b>	<b>Please refer to the SIA for the LDP2 Preferred Strategy</b>
<b>List of Enclosures</b>	<p><b>Enclosure 1</b> Candidate Site Register (Sites passed at first phase assessment)</p> <p><b>Enclosure 2</b> Candidate Site Register (sites failed at first phase assessment)</p> <p><b>Enclosure 3</b> Candidate Site Assessment Methodology</p>
<b>Public Interest Test</b>	<b>Not applicable</b>
<b>Recommendation(s)</b>	<p><b>It is recommended that Members:</b></p> <p><b>a) approve the findings of the first phase assessment (Enclosures 1 &amp; 2)</b></p> <p><b>b) agree that Candidate Site Registers are published for the purpose of public consultation.</b></p>

## **1.1 Introduction or Background**

As part of the process of producing the next Local Development Plan, the Authority is obliged to issue a call for Candidate Sites with the objective of identifying land available to meet future development needs. The NPA issued this call between November 2018 and January 2019.

A total of 117 sites were submitted to the Authority for consideration. The majority of these sites were submitted as proposed housing sites.

## **1.2 Proposals**

Initial Assessment has been undertaken of all candidate sites submitted. In accordance with the agreed assessment methodology (Enclosure 3 to this report), this assessment comprises high level screening to determine the extent to which sites could be delivered without unsurmountable constraints (predominately in relation to flood risk areas), and would be compliant with the proposed Preferred Strategy.

Sites which meet these high level criteria are considered to have passed phase I assessment. A register of these sites is set out at Enclosure 1 to this Report.

Sites which do not meet these criteria are considered to have failed phase I assessment, and will not be considered further within the process. The register of these sites is set out at Enclosure 2 of this Report.

Officers are seeking member approval in relation to the findings of the assessment with a view to publishing the Candidate Site Registers for public and stakeholder comment. This consultation is proposed to take place alongside consultation on the Preferred Strategy.

As part of this consultation, Officers will be seeking further information from promoters of successful sites in order to undertake phase 2 assessment, this information, alongside SA/SEA and HRA, will be utilised to determine whether sites should be allocated within LDP2,

There will also be an opportunity for landowners and interested parties to submit additional sites to phase 2 assessment where they consider that they contribute to the Preferred Strategy. This element of the candidate site process will be advertised separately as part of the engagement work Officers will be undertaking over the summer.

All comments received on the candidate site registers will be reported to the National Park Authority.

## **1.3 Implications**

This is a significant stage in the development of LDP2 as understanding what is land available for future development both influences and implements how the area will grow over the next fifteen years.

## **I.4 Risk**

As part of the LDP process it is vital that any site submitted to the Authority is subject to rigorous assessment to ensure its future development is both sustainable and deliverable, contributing to the areas overall sense of place. Where sites are taken through to the LDP contrary to the findings of the assessment they would, more than likely, be determined as being unsound through the examination process.

Further to this, public consultation is a fundamental component of ensuring rigor in our assessment. The consultation phase will provide members of the public and stakeholders opportunity for early engagement in the development of LDP2, with their comments providing evidence to future assessment of sites. Failure to undertake such a consultation is not only contrary to the established practice of LDP production but could undermine the soundness of any future allocations.

## **I.5 Conclusion**

The submission, assessment and consultation on candidate sites forms a central component in establishing a sound Local Development Plan.

For the National Park's replacement Local Development Plan, Officers are proposing that the sites set out at Enclosure 1 of this report would provide opportunities to aid the implementation of the Preferred Strategy. Officers are therefore recommending that we pursue more detailed assessment of such sites in accordance with the methodology provided at enclosure three of this report. It is proposed that such an assessment should commence with an eight week public consultation enabling interested parties to comment.

### **RECOMMENDATION(S):**

**It is recommended that Members:**

- a) approve the findings of the first phase assessment (Enclosures 1 & 2)**
- b) agree that Candidate Site Registers are published for the purpose of public consultation.**