

Planning Performance Agreement with Story Homes

EXECUTIVE MEMBER: Councillor G Clements
LEAD OFFICER: Pat Graham
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WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND RESIDENTS?

The signing of a Planning Performance Agreement (PPA) with Story Homes will provide the Council with the necessary resources to be in a position to respond to proposals for housing renewal activities in the south Whitehaven area.

WHY HAS THIS REPORT COME TO THE EXECUTIVE?

(e.g. Key Decision, Policy recommendation for Full Council, at request of Council, etc.)

RECOMMENDATIONS:

That Executive supports the principle to enter into a Planning Performance Agreement with Story Homes and that authority to agree and sign the final document is delegated to the Director of Services in consultation with the Portfolio Holder.

1. INTRODUCTION

- 1.1 The purpose of this report is to seek agreement from Executive to delegate responsibility to the Director of Services, in consultation with the Portfolio Holder, to finalise negotiations with Story Homes on a proposed Planning Performance Agreement (PPA) between Story Homes and Copeland Borough Council. Such an agreement will provide funding to the Council to deliver the required planning activities to enable a positive planning framework for the area of south Whitehaven.

2. PROPOSALS

- 2.1 In early 2011 Story Homes approached the Council with the intention to submit a planning application for up to 700 homes on a large area of land adjacent to the Woodhouse estate. Following initial discussions it was agreed by both parties that a more appropriate approach was to consider the south Whitehaven area as a whole and the linkages any development would have with the nearby

Woodhouse and Greenbank estates and produce a Supplementary Planning Document (SPD) for the area. This was because:

- Part of the proposed development lies outside the Whitehaven settlement boundary and an SPD would help bring any such development within the development planning framework
- Any development could provide opportunities to build on the Housing Market Renewal programme that had begun in the area in the mid-2000s

2.2 The scope of the PPA will support pre-application considerations together with the production of a Supplementary Planning Document for South Whitehaven. This will enable the issues and opportunities/potential contributions from any development to be considered fully prior to a planning application being submitted. The PPA will cover officer time for both the Planning Policy and Development Management teams. This will enable effective engagement with relevant stakeholders and the public in advance of any planning application and should inform the developer's plans when they are submitted.

2.3 As with other PPAs that the Council has entered into this agreement will contain appropriate charging principles and invoicing procedures to ensure that all payments can be clearly linked to the performance of a PPA activity and nothing in the PPA will predetermine or prejudice the proper consideration of any consent or applications.

3. ALTERNATIVE OPTIONS TO BE CONSIDERED

3.1 The alternative option would be not to pursue this agreement. This would place additional burden on resources as the Council would still be under a duty to fulfil its planning functions and respond to a planning application. However, without a PPA, it would be difficult for the Council to produce the South Whitehaven Supplementary Planning Document in the required timescale, which could result in missed opportunities for wider planning gain from any proposed development.

4. CONCLUSIONS

4.1 Funding provided by the PPA will pay for the work that the local authority needs to undertake (including the production of a Supplementary Planning Document) to ensure that the planning requirements to support any new development together with improvements for the wider south Whitehaven area are considered in full.

5. STATUTORY OFFICER COMMENTS

- 5.1 The Monitoring Officer's comments are: No further comment
- 5.2 The Section 151 Officer's comments are: The proposals outlined within the report relate to the Council's current Corporate Plan 2011-12, relating in particular to the performance theme and the objective within that theme to transform services through new models for service delivery with other public, voluntary and private sector partners. Furthermore the report refers to joint working arrangements which the Council is committed to within the current policy framework and proposals relating to the future role of the Council currently out for public consultation.
- 5.3 EIA Comments:
- The contents of this report have no advantageous or disadvantageous impact on any particular groups in the Copeland community
- 5.4 Policy Framework Comment: No Comment
- 5.5 Other consultee comments, if any:

6. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?

- 6.1 The risks associated with this proposal will be considered by finance and legal advisors and will be incorporated in the final draft for signature to ensure minimum exposure to risk for the Council.

7. WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?

- 7.1 Subject to agreement by Executive this report will lead to the signing of an agreed PPA between the Council and Story Homes.

List of Appendices

List of Background Documents