

# Amendment by the Conservative Group

## Planning Committee

29<sup>th</sup> September 2021

### Item 6.1 - City Plan 2030 – Approval of Proposed Plan for Statutory Representation Period

Amendment to Local Plan:

2030

Committee notes the work and time that has gone into preparing the Proposed Plan and the significant change in strategy that is signalled by the Proposed Plan and has the following concerns about the proposals:

1. The lengthy introduction and strategy sections go further in their aims than the supporting policies and Committee considers that this will lead to difficulties in interpreting the Plan over the period of its 10-year life resulting in increased legal challenge and costs to the Local Authority;
2. As detailed in the Proposed Plan and supporting documents there is no extant approved Housing Supply Target, that one will be determined in the Draft National Planning Framework which is to be published shortly, and considers that the more prudent course of action would be to reserve publication of the documents until these figures are available so that there is reasonable certainty that Proposed Plan is aligned with NPF 4;
3. Committee finds insufficient evidence to demonstrate the plan is deliverable and this has been a key concern throughout the composition of plans in this Council; notes that City Plan 2030 relies heavily upon City Centre Transformation and the City Mobility Plan but does not demonstrate how these highly aspirational and costly plans will be delivered calling into question the deliverability of City Plan 2030 itself;
4. Committee is concerned that the proposals displace economic activity on sites earmarked for housing development and that there is not sufficient evidence to demonstrate that the redevelopment will provide adequate land for re-provision and expansion of economic activity close to where people live;

5. Committee explicitly rejects a plan that proposes the use of Compulsory Purchase Orders to deliver its strategy because of the unknown liabilities surrounding these and because use of CPO can only be justified in very specific cases with an overwhelming public interest and does not consider that the Plan meets this test given the uncertainty and length of time that following this policy will take over other alternatives which have not been presented for consideration;
6. Committee are concerned that the provision of housing is one of the key needs facing the city and rather than delivering an increase in housing of all tenures City Plan will artificially inflate future house prices by suppressing deliverability because of the lengthy processes that will be involved, the large infrastructure demands in a challenging economic climate and that the inherent uncertainties as detailed in the Plan mean this plan is not the most effective way to meet that need.

Committee considers that the Proposed Plan is a high-risk option for the City because of the uncertainty over NPF 4, the likelihood of the proposed strategy constraining the housing market which will reduce supply and increase costs and therefore considers that:

1. There should be a robust redrafting of the Plan to ensure that there is strategic and policy alignment within the Plan and
2. that Committee should have a workshop to appraise them of the costs, risks and sites which may be subject to CPO to inform them of whether they wish to pursue the inclusion of this policy; and
3. To look at the provision of land for economic activity and industry to ensure that sufficient land is provided for these uses.

**Moved by: Councillor Joanna Mowat**  
**Seconded by: Councillor Cameron Rose**