

Cabinet Meeting Resolution

Executive  
Forward Plan  
Reference

**E2464**

**B&NES Core Strategy: Inspector's preliminary conclusions**

<b>Date of Meeting</b>	12-Sep-12
<b>The Issue</b>	<i>This report outlines the way forward for the Core Strategy following receipt of the examination Inspector's preliminary conclusions</i>
<b>The decision</b>	(1) To NOTE the brief for the review of the Core Strategy; and (2) To AGREE the revised Local Development Scheme.
<b>Rationale for decision</b>	The Council is required to have a Core Strategy in Place and hence this is the first priority in the preparation of Local Development Framework Documents. The Council is also required to have an up-to-date Local Development Scheme.
<b>Other options considered</b>	Suspension is favoured over withdrawal because the Government has urged Local Authorities to ensure that an up-to-date Plan is in place as quickly as possible. The delay to the Core Strategy has significant implications for the Council. It will delay the preparation of CIL potentially affecting CIL income from April 2014 and it will delay the adoption of other Plans currently under preparation. It may have an impact on housing delivery because of the delay in providing clarity and direction for key development sites. In addition, the delay lengthens the uncertainty for residents, developers and all those with an interest in the development process. A suspension would entail less of a delay than a complete withdrawal. Furthermore, a withdrawal will mean the removal of the entire emerging policy framework in the Core Strategy requiring the Council to fall back on less up-to-date Local Plan policies and the NPPF. Even those emerging Core Strategy policies which are potentially sound would be lost.

**The Decision is subject to Call-In within 5 working days of publication of the decision**