

CABINET MEMBERS REPORT TO COUNCIL

6 September 2018

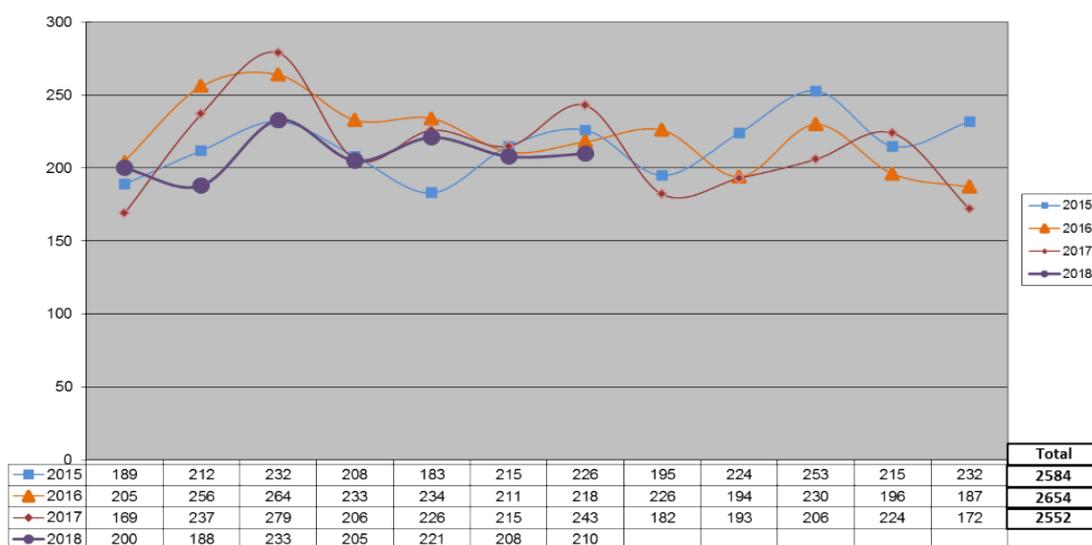
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT

For the period 19 July 2018 to 24 August 2018

1 Progress on Portfolio Matters.

Planning Applications

Planning and discharge of condition applications received

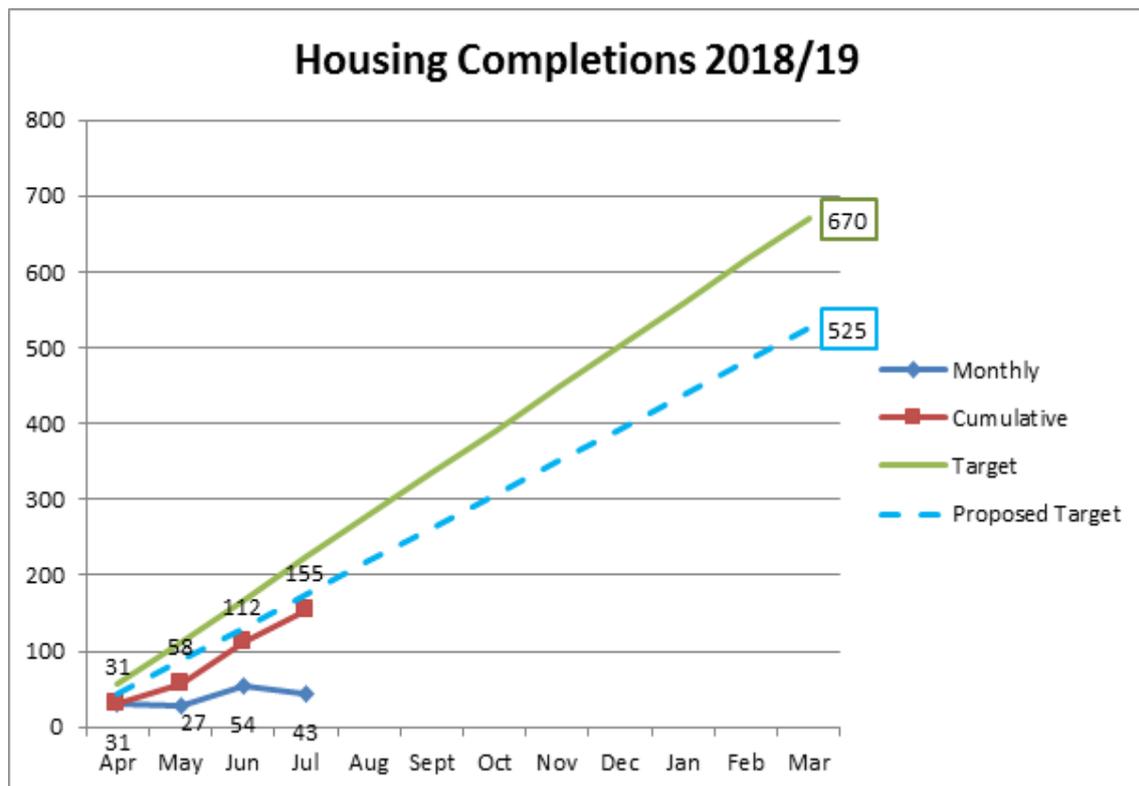


Planning Portal Financial Transaction Service

The Planning Portal was privatised in 2015 and up until now it has been free for applicants to submit planning applications via the Planning Portal. However, they are introducing a new financial transaction service in early September 2018 to help fund and develop the Planning Portal and the content of its website. The Planning Portal will charge the applicant £16.67+vat per application submitted. Applications made online through the Planning Portal, along with the application fee, will only be released to local authorities once the full planning application fee and the associated submission fee has been paid.

Currently we receive approximately 90% of planning applications via the Planning Portal. Information contained within the application form is automatically populated into the case management database and therefore a considerable saving on manual entry. The introduction of a submission fee could have a significant impact on the planning validation team as there could be an increase in planning applications and associated documents being submitted by email with no automatic integration to the case management database. The impact will be

monitored.



NPPF 2

The revised National Planning Policy Framework (NPPF) was published in July . This sets out the government's planning policies and how these are expected to be applied. It promotes high quality design of new homes and places, provides stronger protection for the environment, places a greater responsibility and accountability for housing delivery from councils. The overarching theme is to ensure that the right homes are built and in the right places in order to assist in meeting government's ambition for 300,000 homes to built each year in England by the mid 2020's.

The empathies on sustainable development still applies. As well as the five year housing land supply test, a further test has been introduced which looks at the actual number of homes which have been delivered and measured this against what should have been built. Known as the Housing Delivery Test, it is hard hitting with high thresholds, less than 95% results in the need for an action plan to be produced and less than 75% leads to the presumption in favour of sustainable development being engaged – the same as not having a 5 year housing land supply. Results of this test are determined and published by the government every November from this year and the position is fixed until the following November.

Local Plans now have to produced / reviewed every five years, and there is continued support for Neighbourhood Plans. There is a chapter on making effective uses of land which advocates the use of brownfield sites and promotes higher densities for all sites at towns and accessible locations. Support is also shown for rural businesses and housing.

NPPF 2 introduces a standard method for calculating housing need which is the starting point for the Local Plan and land supply calculations. This may yet be amended as the government have singled a potential consultation in September following the publication of new household data in September. The Planning Practice Guidance (PPG) which supports the NPPF and provides further information on implementation of the policies has no yet been updated, this

expected before the winter.

Custom & Self-Build

NPPF 2 also contains the requirement to meet the needs of those who wish to build or commission the build of their own home. A Custom & Self-Build Task Group was established in mid-2016. As part of this, in late August, Mario Wolf (head of the right to build task force) in effect the government's main person when it comes to custom and self-build visited King's Court. Over two days Mario was involved in challenge sessions with Members and senior officers from both the planning and housing strategy departments.

The outcome of these sessions was to develop a holistic approach to custom and self-build through an Action Plan. This would involve the commissioning of further research into the level of need in the borough, policy development through the Local Plan review to create a policy environment which enables custom and self-build development opportunities to come forward, and the potential to develop Borough Council owned sites as serviced plots to enable members of the local community to be able not only to realise their dreams and build/ commission the build of their own home, but also to lead the way and demonstrate this can be done successfully to others. The Task Group will now firm up the Action Plan with continued support from Mario before presenting this to the Local Plan Task Group, the Regeneration and Development Panel and Cabinet.

Meetings Attended

Cabinet Sifting
Cabinet
Various meetings with Officer
Local Plan Task Group
Custom and Self Build Task Group