

CABINET MEMBERS REPORT TO COUNCIL

12 April 2018

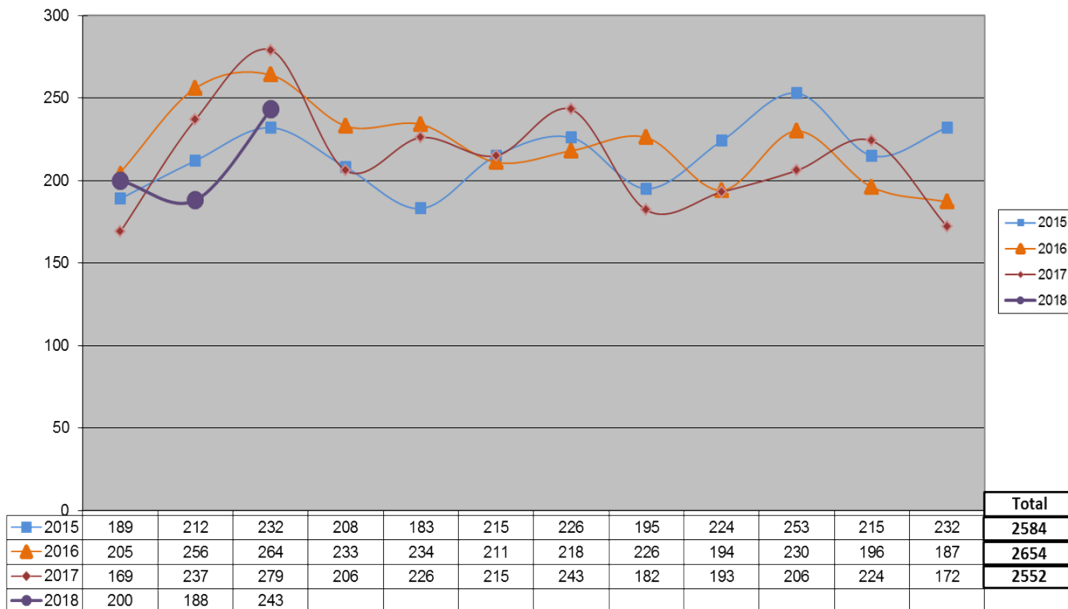
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT

For the period 09 February 8 to 31 March 2018

1 Progress on Portfolio Matters.

Planning Applications

Planning and discharge of condition applications received



Planning

Despite the 20% increase in Planning Fees which came into force on the 17 January 2018, the number of applications returned to a normal level in March. The number of applications and associated fees are on budget.

The legal challenge to the Gayton appeal decision is still awaiting final decision from the High Court Judge. Both the first (SoS) & second (developers) defendants have agreed not to defend the case so it should be a formality.

The Parish planning update scheduled for Monday 5th and Tuesday 6th March was attended by about 50 Parishes.

Draft revised National Planning Policy Framework (NPPF)

The officers and myself have been reading and attempting to understand the revised NPPF. I have attended a seminar by Nplaw explaining the proposed NPPF.

I have included some headlines from the draft NPPF.

Greater responsibility

Local authorities will have a new housing delivery test focused on driving up the numbers of homes actually delivered in their area, rather than numbers planned for. Developers will also be held to account for delivering the commitments, including affordable housing and the infrastructure needed to support communities.

Maximising the use of land

More freedom will be given to local authorities to make the most of existing brownfield land to build homes that maximise density. Redundant land will be encouraged such as under utilised retail or industrial space for homes, with more flexibilities given to extend upwards on existing blocks of flats and houses as well as shops and offices. This will mean we can build the homes the country needs while maintaining strong protection for the Green Belt.

Maintaining strong protections for the environment

Ensuring developments result in a net gain to the environment where possible and increases the protection given to ancient woodland so they are not lost for future generations.

Ensuring the right homes are built

Delivering more affordable homes that meet the housing needs of everyone wherever they are in their life, including sites dedicated for first time buyers, build to rent homes with family friendly tenancies, guaranteed affordable homes for key workers and adapted homes for older people.

Higher quality and design

Introducing new quality standards so well designed new homes are built in places people are proud to live in and live next door to.

More transparent planning process

Local authorities will be encouraged to work together and continue to close the gap between planning permissions granted and homes built. A new standardised approach to assessing housing need will be introduced with new measures to make the system of developer contributions clearer, simpler and more robust, so developers understand what's expected of them and will be in no doubt that councils will hold them to their commitments.

2 Meetings Attended

Planning Committee
Cabinet Sifting
Cabinet
Various meetings with Officers
Local Plan Task Group
Custom Build and Self Build Task Group
A47 Alliance Steering Group
NPIaw Seminar The Government's Proposals on Planning