

Committee: ICMDM

Date of meeting: 1 November 2017

Subject:	The Council's draft response to the Government's 'Planning for the right homes in the right places' consultation
Author:	Suzanne Parkes, Acting Planning Policy Manager
Portfolio Holder:	Councillor Karen Randolph - Portfolio Holder for Planning Services
Link to Council Priorities:	P3
Exempt information:	None
Delegated status:	For Resolution
Key decision:	Yes

EXECUTIVE SUMMARY:

In February 2017 the Government published a new White Paper on housing called 'Fixing our broken housing market'. This paper set out a number of proposals that the Government believes would support local planning authorities and developers to deliver more land for housing and ensure that development on this land comes forward more efficiently and quickly. However, much of the detail contained within the White Paper were subject to further consultation.

Further details were published by Government on 14 September 2017. These were in the form of a consultation paper titled 'Planning for the right homes in the right places'. The Government's proposal will have implications on the continued preparation of the new Elmbridge Local Plan and the operation of the Council's wider planning services.

The Council therefore needs to respond to the latest consultation. The proposed response is attached in Appendix A to this report.

RECOMMENDATION:

THAT THE CABINET MEMBER FOR PLANNING SERVICES AGREES:

- 1. TO THE SUBMISSION OF APPENDIX A AS THE COUNCIL'S RESPONSE TO THE GOVERNMENT'S CONSULTATION BY 9 NOVEMBER 2017.**

1. Background

- 1.1** In February 2017 the Government published a new White Paper on housing called '*Fixing our broken housing market*'. This paper set out a number of proposals that the Government believes would support local planning authorities and developers to deliver more land for housing and ensure that development on this land comes forward more efficiently and quickly.

1.2 The Council recognised early on that the Government's proposals could affect the approach being taken in preparing its new Local Plan. In particular, the proposed changes to assessing housing needs and the introduction of tests as to when there are exceptional circumstances to amend Green Belt. However, much of the detail contained within the White Paper was subject to further consultation.

2. The Government's 'Planning for the right homes in the right places' consultation

2.1 On 14 September 2017, the Government published its consultation paper 'Planning for the right homes in the right places'. This outlined some of the Government's proposed planning reforms in more detail. The headlines of the consultation are:

- a new standardised methodology for calculating Objectively Assessed Housing Need (OAHN).
- proposed measures to improve joint-working with neighbouring authorities and other appropriate bodies under the Government's Duty-to-Cooperate.
- the continued requirement to plan for a mix of housing needs and to consider viability as part of the plan-making and decision-taking processes.
- proposed measures to increase planning fees.

3. Member Engagement

3.1 At a meeting of the Local Plan Working Group (LPWG) on 3 October 2017, a presentation was given setting out the key details of the consultation and the potential implications of the Government's proposals on the continued preparation of the new Local Plan. At the request of the Chairman, a copy of the presentation and a briefing note that had also been prepared, were circulated to all Members via the Mod.Gov application. In addition, the Chairman requested that if any Member had a comment on the consultation then this should be sent to the Planning Policy Team by 23 October 2017. This was to ensure that comments could be reported to and be discussed at the next meeting of the LPWG on 24 October 2017.

3.2 An update on the Government's latest planning reforms, with an emphasis on the impacts of affordable housing provision, was presented to Members of the Affordable and Social Housing Working Group on 19 October 2017. It was requested that the minutes of the meeting insofar as this item be reported to the LPWG on 24 October 2017.

3.3 As indicated above, the Council's draft response as set out in Appendix A, is to be discussed at a meeting of the LPWG on 24 October 2017. Comments made by Members at this meeting will be reported verbally at Portfolio Holder on 1 November 2017.

4. The Council's draft response

4.1 The Council's draft responses to the consultation questions are set out Appendix A to this report. A response has been drafted to all aspects of the consultation that are relevant to the preparation of the Local Plan or which could impact on the delivery of the wider function of Planning Service.

5 Next steps

- 5.1 Subject to agreement of the Portfolio Holder, the Council's response will be submitted to the Government.
- 5.2 It is proposed that the Council's response is published on the Local Plan pages of its website.

Financial implications:

None for the purpose of this report.

Environmental implications:

None for the purpose of this report.

Legal implications:

None for the purpose of this report.

Equality Implications:

None for the purpose of this report.

Risk Management Implications:

None for the purposes of this report

Community Safety Implications:

None for the purpose of this report.

Background papers:

None

Enclosures/Appendices:

Appendix A – The draft response to the Government's 'Planning for the right homes in the right places' consultation

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