



St Edmundsbury
BOROUGH COUNCIL

D129

Cabinet 12 September 2012

Recommendations from the Sustainable Development Working Party Meeting: 31 July 2012 (Sep12/03)

Cabinet Members:

Cllr Terry Clements

Cllr Peter Stevens

Chairman of the Working Party:

Cllr Richard Rout

**1. Joint Development Management Policies – Submission Version
Consultation (Report D97)**

(The recommendations emanating from the Working Party's consideration of this item have been incorporated into the report presented to the Joint Development Management Policies Committee (Report D110 refers), which in turn will make its recommendations directly to both Forest Heath District and St Edmundsbury Borough full Councils. No decisions are therefore required by the Cabinet in respect of the recommendations detailed below and are included for information only.)

**RECOMMENDED to the Joint Development Management Policies
Committee that:-**

- (1) the draft Submission Version of the Joint Development Management Policies Development Plan, as detailed in Appendix 2 to Report D97, be approved for public consultation; and**
- (2) the Joint Interim Head of Planning, in consultation with respective relevant Portfolio Holders, be authorised to make any necessary minor typographical, grammatical or similar textual changes to the draft prior to publication for consultation purposes.**

Report D97 was considered which presented the latest version of Forest Heath District Council's and St Edmundsbury Borough Council's Joint Development Management Policies Development Plan for approval for consultation as the 'Submission Version' draft. Consultation had taken place from January to March 2012 on the Joint 'Preferred Options' document and the Submission Version sought to comment upon, and respond to where appropriate, the representations received.

A total of 343 representations had been received to the consultation on the Joint Preferred Options document and these had been summarised along with officers' responses in Appendix 1 to the report. Where these had led to changes being proposed to the main policy document, these amendments had also been incorporated into the Submission Version draft. In addition to the changes made as

a result of representations, a number of further changes had been made as a consequence of the final version of the National Planning Policy Framework (NPPF).

The Submission Version draft document with both sets of changes highlighted was contained in Appendix 2.

2. Joint Forest Heath and St Edmundsbury Affordable Housing Supplementary Planning Document (Report D98)

RECOMMENDED:-

That the Joint Forest Heath and St Edmundsbury Affordable Housing Supplementary Document be approved for public consultation, subject to the deletion of paragraph 6.2, together with the suggested amendments to paragraphs 5.29 to 5.31 contained in Paper D98 and the restatement of these as follows:-

'5.29 Local Connection

5.30 Affordable Housing in Forest Heath and St Edmundsbury will primarily be allocated to those in need with a local connection to the Local Authority area. In rural parishes on exception sites the affordable housing will be available in the first instance to people with a local connection to that parish, based on the following sequential criteria:-

- (i) current residence in the parish for a minimum period of two years; or previous residence in the parish, for a period of not less than five years; then***
- (ii) a family connection through mother, father, brother or sister, son or daughter, being resident in the parish for a period of not less than five years; and then;***
- (iii) employment in the Parish, as a main place of work on a time served basis; and***
- (iv) current residence; family connection, where the time periods conditions referred to at (i) and (ii) above have not been met.***

Priority will be given in the order set out above. If no person with such a connection to the parish can be nominated, a person with an equivalent relevant connection with the [agreed parishes] can be nominated.

5.31 If a local person in need of accommodation cannot be found to occupy the affordable property, a cascade mechanism will be used to widen the search area. The definitions of local connection will be set out in the Section 106 agreement, where applicable.'

A narrative was considered by the Working Party which sought approval of amendments to the Joint Affordable Housing Supplementary Planning Document. An extract of the document containing the proposed amendments is contained in Report D98.

On 1 May 2012, the Working Party considered Report C462, which contained a Supplementary Planning Document relating to affordable housing and recommended approval of the document for public consultation, subject to re-drafting of paragraph 5.18 to give a clearer explanation of the different types of affordable housing to be made available.

In addition to the re-drafting of paragraph 5.18, it had become apparent that a further change to the document was required to include Local Connection Criteria, as set out in paragraphs 5.30 and 5.31 of Report D98. The Working Party expressed reservations about the proposed wording of paragraphs 5.30 and 5.31 as not having sufficient clarity and, in particular, that the Local Connection Criteria were intended to operate in a sequential way.

Subsequent to the meeting, a further minor change by deleting paragraph 6.2, is considered necessary. Paragraph 6.4 sets out a fair and equitable process for assessing the viability of development land, therefore it is considered unnecessary to give preference to a particular model for carrying out the assessment as previously detailed in paragraph 6.2. It is therefore, recommended that paragraph 6.2 be deleted from the document.

3. 8th Annual Corporate Environmental Performance Report: 2011/2012 (Report D100)

RECOMMENDED:-

That continued support be given to improve the Council's Environmental Performance in order to achieve the Corporate Environmental Targets set out in the Environmental Statement 2011 attached as Appendix A to Report D100.

Report D100 (previously circulated) was considered which sets out the 8th Annual Environmental Performance Report covering the Council's progress in 2011/2012 to meet its Corporate Environmental Targets. The Council's Annual Environmental Statement which included the targets is also contained in Appendix A of the Report. Officers gave a presentation which highlighted aspects of the Annual Report.

Members made suggestions about the inclusion of further information in future reports, including Cost/Benefit Analyses in respect of energy and water uses.