



Cabinet 9 July 2013

Recommendations from the Sustainable Development Working Party: 27 June 2013 (Jul13/04) and (Jul13/07)

Cabinet Members: **Temporary Chairman of the Working Party:**

*Cllrs Terry Clements and
Peter Stevens*

*Cllr Terry Clements
(Appointed for the meeting only)*

**1. Cambridgeshire Sub-region Strategic Housing Market
Assessment and Memorandum of Co-operation (Report E43)**

RECOMMENDED: That

- (1) the content of the Strategic Housing Needs Assessment update, contained in Appendix A to Report E43, and the Population, Housing and Employment Forecasts: Technical Report, contained in Appendix B, be noted; and**
- (2) the Borough Council agrees to the position as set out in the Memorandum of Co-operation, as detailed in Appendix C to Report E43, in line with the provisions of the Localism Act 2011 and the Duty to Co-operate**

Report E43 was considered which outlined work carried out at a Sub-regional level to assess future housing need and sought the Council's agreement to sign up to a Memorandum of Co-operation regarding the continuation of collaborative work.

The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of housing needs in their 'housing market area'. It states that local plans should meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the Framework. For St Edmundsbury and Forest Heath, the housing market area is the Cambridge Sub-region, which comprises the Cambridgeshire districts and the West Suffolk local authorities. The districts have previously collaborated to prepare a Strategic Housing Market Assessment (SHMA). The NPPF places greater emphasis on collaborative work as required by the Localism Act and the Duty to Co-operate. This is more so since the abolition of regional spatial strategies which has placed a requirement on local planning authorities to work

together to assess future housing need. The local authorities have worked together to update the SHMA and, in particular, producing a new Chapter 12 of the Assessment (Forecasts for homes of all tenures), which was attached as Appendix A to the report. Peterborough City Council has also collaborated on this work. The latest SHMA Chapter identifies the scale and mix of housing needed across the area by 2031. The outcome is that an additional 93,000 homes are forecast to be needed between 2011 and 2031 as set out in the table below. The evidence to support this figure is laid out within a Population, Housing and Employment Forecasts: Technical Report, attached as Appendix B:

	Objectively assessed need 2011 to 2031
Cambridge	14,000
East Cambridgeshire	13,000
Fenland	12,000
Huntingdonshire	17,000 (21,000 to 2036)
South Cambridgeshire	19,000
Cambridgeshire	75,000
Forest Heath	7,000
St Edmundsbury	11,000
Housing sub-region	93,000

A Joint Cambridgeshire Member Group met in May 2013 to consider the outcome of the work to which St Edmundsbury Borough Council (SEBC) and Forest Heath District Council (FHDC) were invited. While this Joint Member Group has no formal decision-making powers, it is an appropriate body to endorse collectively the co-operation that has taken place. It will be for individual authorities, including FHDC and SEBC, to determine housing targets in their local plans, taking account of the requirements of national policy and local circumstances. The Joint Member Group has also recommended that local authorities in the housing market area sign up to a Memorandum of Co-operation, which was attached as Appendix C, which demonstrates that each local authority has collaborated in assessing the future housing needs and agreeing the distribution of future housing. This would demonstrate to a Planning Inspector examining local plan documents, such as Vision 2031, that the local authorities have complied with the Duty to Co-operate.

The conclusion, in so far as St Edmundsbury is concerned, notes that there is a need for 11,000 additional homes in the Borough between 2011 and 2031. The Vision 2031 documents note that the remaining Core Strategy housing requirement at April 2012 was 11,480. Given that the SHMA forecasts are so close to the Core Strategy requirements, it is considered that the planned housing growth contained in the Core Strategy and Vision documents remain appropriate. However, in many of the other districts in the housing market area the requirement is considerably higher than was set out in the East of England Plan. Forecasts will continue to be produced on a regular basis during the period to 2031 when, should a significant change emerge, local plan

policies can be reviewed. In conclusion, the updated housing forecasts provide up to date evidence to demonstrate that the policies in the Council's local plan will meet the projected housing need. Furthermore, the collaborative work between districts in the housing market area ensures that a consistent methodology has been used to calculate need in the wider area.

2. Draft Joint Statement of Community Involvement (Report E44)

At the request of Members, this item was deferred to the next meeting of the Working Party as it considered the document required re-drafting.

3. Joint Forest Heath District Council and St Edmundsbury Borough Council Local Development Scheme (Report E45)

RECOMMENDED:

That the Joint Local Development Scheme, as contained in Appendix A to Report E45, with the minor amendment to Page 15 to reflect that consultation on the Vision 2031 documents will take place during June and July 2013, be approved and published.

Report E45 was considered which sought approval of a Joint Local Development Scheme (LDS).

The Planning and Compulsory Purchase Act 2004, as amended, places a requirement upon local planning authorities, (LPAs) to produce and keep up to date a LDS. Given the approach towards a shared planning service for FHDC and SEBC, it is now appropriate to have a joint LDS that sets out the programme for the preparation of development plan documents across both districts.

Previously, for FHDC, a LDS was prepared and agreed by Members on the 20 June 2011. Members agreed the timetable as a 'living draft' and the last update to the timetable was prepared and made available on the website in January 2012. In the case of SEBC, the last LDS timetable was prepared and made available on the website in September 2012.

A revision to the Forest Heath LDS and St Edmundsbury LDS is now required in order to reflect recent changes to the planning system, to update progress on the development plan documents currently in preparation and to roll the programme forward to 2016. Attached, as Appendix A to Report E45 was the Joint LDS. This document forms the first LDS covering the local development plan documents being prepared either for each local planning authority area or as joint documents.

At the meeting, the officers reported an amendment to the Programme Chart contained on page 15 of Appendix A. Consultation on the Vision 2031 documents will take place over June and July 2013, and not just June, as stated.

The document sets out which local plan documents, including supplementary planning documents, are being prepared; the purpose of those documents; and the timetable for their preparation including consultation, examination and adoption. Each Council is required to regularly review their LDS, keep it up to date and publish it on their website.

4. Joint Affordable Housing Supplementary Planning Document (Report E46)

RECOMMENDED:

That, subject to the approval of full Council, the Joint Affordable Housing Supplementary Planning Document, as contained in Appendix B to Report E46, as amended to include the list of minor amendments tabled at the meeting of the Sustainable Development Working Party on 27 June 2013, be adopted.

Report E46 was considered which sought approval to adopt a revised Joint Affordable Housing Supplementary Planning Document (SPD).

The Working Party had previously considered a draft Joint Affordable Housing SPD and recommended approval for consultation (Report D98 – 31 July 2012 refers). The object of the SPD is to assist both authorities in implementing local plan policies to meet the objective of delivering affordable housing through the planning system. Planning for the provision of good quality affordable housing plays an important role in maintaining an inclusive and balanced society.

The SPD will provide supplementary guidance on the implementation of Core Strategy Affordable Housing Policies CS9, (FHDC), and CS5, (SEBC). Whilst the SPD does not have the status of a more formal 'Local Plan Document', the provisions contained within it will be a material consideration in the determination of planning applications across both authorities.

Joint public consultation took place between 2 November and 14 December 2012. A summary of the responses received during this period of consultation and officers' responses was attached as Appendix A to Report E46.

As a result of the comments received, the draft SPD has been amended where appropriate to address concerns, particularly clarifying the purpose and role of the document. The amended draft SPD was attached as Appendix B.

A list of minor amendments to the SPD was tabled, which were considered by the Working Party. In addition, due to an administrative error, Paragraph 7.1 was deleted from the report.

It is proposed that the revised draft be adopted by both local authorities to provide the basis for a consistent approach for the delivery of affordable housing through the planning system in each area.