

FOREST HEATH DISTRICT COUNCIL

LOCAL PLAN WORKING GROUP

THURSDAY 4 JULY 2013

4.00 PM - 5.25 PM

Members Present

Mrs R E Burt (Chairman)
W J Bishop
W Hirst
R D S Hood

M J Jefferys
Mrs C F J Lynch
W E Sadler
T Simmons

Also in attendance

N Baker, Head of Planning and Regulatory Services
M Magnusson, Forward Planning Officer
I Poole, Place Shaping Manager, St Edmundsbury Borough Council (SEBC)
M Smith, Place Shaping Manager, Forest Heath District Council (FHDC)
S Turner, FHDC Cabinet Officer/Committee Administrator

Apologies

Apologies for absence were received from Councillor R J Millar.

Substitutes

There were no substitutes at the meeting.

SCHEDULE OF RECOMMENDATIONS

	ITEMS OF BUSINESS	RECOMMENDATION
249	<u>SCHEDULE OF RECOMMENDATIONS FROM THE MEETING HELD ON 4 FEBRUARY 2013</u> The schedule of recommendations from the meeting held on 4 February 2013 were received and noted.	NOTED
250	<u>JOINT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD) (REPORT NO LOP13/005)</u> The Forward Planning Officer presented this report which explained that the Working Group had previously considered and approved the draft Affordable Housing Supplementary Planning Document (SPD) for public consultation. The public consultation had taken place between 2 November 2012 and 14 December 2012. A summary of the responses received during this period of consultation	

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	<p>and the Officer response, were attached as Appendix A to the report.</p> <p>As a result of the comments received, the draft SPD had been amended, where appropriate, to address concerns, particularly with regard to clarifying the purpose and role of the document. The amended draft SPD was attached as Appendix B to the report.</p> <p>Also tabled to the meeting were a summary of the amendments which had been made to the SPD (as contained within Appendix A to Report No LOP13/005) and which also included further minor amendments to be made to the document.</p> <p>It was being proposed that the revised draft SPD be adopted by both Forest Heath District Council and St Edmundsbury Borough Council, to provide the basis for a consistent approach for the delivery of affordable housing through the planning system in each area.</p> <p>A Member referred to the comments within paragraph 5.35, with regard to the disbanding of the Tenant Services Authority. Members requested further detail as to whom this Authority had been. The Head of Planning and Regulatory Services explained that she would request the Head of Housing to confirm to the Working Group what this Authority did and how/or if it had been replaced.</p> <p>The Working Group recommended to both Cabinet and Council:-</p> <ol style="list-style-type: none"> 1. That the Joint Affordable Housing Supplementary Planning Document (SPD), as set out in Appendix B to Report No LOP13/005, be adopted, as amended (to include the list of minor amendments tabled at the meeting). 2. The Head of Planning and Regulatory Services, in consultation with the Portfolio Holder for Planning, Housing and Transport, be authorised to make any minor typographical, factual, spelling and grammatical changes to the Document, provided it does not materially affect the substance or meaning of the Document (SPD). 	<p>RECOMMENDED</p> <p>RECOMMENDED</p>
251	<p><u>JOINT STATEMENT OF COMMUNITY INVOLVEMENT (SCI) – PROPOSED CONSULTATION (REPORT NO LOP13/006)</u></p> <p>The Place Shaping Manager (FHDC) explained that the</p>	

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	<p>SCI had been presented to the St Edmundsbury Borough Council Sustainable Development Working Party on 27 June 2013. At that meeting, the Working Party had requested that Officers re-draft the document, so that it was more suitably worded for use by the community.</p> <p>Therefore, Officers were requesting that the consideration of the SCI be deferred to a further meeting of the Working Group in August 2013.</p> <p>That the consideration of the Joint Statement of Community Involvement (SCI) be deferred to a meeting of the Working Group in August 2013 (date to be confirmed), to allow for Officers to re-draft the document.</p>	RESOLVED
252	<p><u>CORE STRATEGY SINGLE ISSUE REVIEW – RESPONSES TO REPRESENTATIONS (REPORT NO LOP13/007)</u></p> <p>The Forward Planning Officer presented this report which considered the Officer response to the representations received during the consultation period for the Single Issue Review (SIR) 'Issues and Options' Local Plan document.</p> <p>In August and September 2012, a series of public exhibitions were held in Brandon, Mildenhall and Newmarket, with approximately 300 people in attendance. 87 individuals had made formal representations, which had raised some 230 issues and these were summarised in the Public Participation Report, set out in Appendix A to the report. Officers had identified actions arising from these representations to be addressed at the next stage.</p> <p>Following consideration of representations made to the SIR Issues and Options consultation, Officers would begin to prepare the 'Proposed Submission' version of the Local Plan document in readiness for a period of public consultation in November 2013. Following this, it was anticipated that the SIR document would be submitted to the Secretary of State in March 2014, with an Examination in Public (EiP) in June 2014, with the document being adopted in November 2014.</p> <p>That the Officer response to the representations received during the Single Issue Review 'Issues and Options' consultation (attached as Appendix A to Report No LOP13/007), be agreed for use in the preparation of the Proposed Submission version of the Core Strategy</p>	RECOMMENDED

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	Single Issue Review – Housing Policy.	
253	<p><u>JOINT FOREST HEATH DISTRICT COUNCIL AND ST EDMUNDSBURY BOROUGH COUNCIL LOCAL DEVELOPMENT SCHEME (REPORT NO LOP13/008)</u></p> <p>The Place Shaping Manager (FHDC) presented this report which explained that the Planning and Compulsory Purchase Act (2004), as amended by the Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012, placed a requirement upon local planning authorities (LPAs) to produce and keep up-to-date, a Local Development Scheme (LDS).</p> <p>A revision to both the Forest Heath District Council and St Edmundsbury Borough Council Local Development Scheme were 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. Appendix A to the report, contained the Joint LDS for both Forest Heath District Council and St Edmundsbury Borough Council. This document formed the first LDS covering the Local Development Plan Documents being prepared, either for each local planning authority area, or a joint document covering both districts.</p> <p>The Officer also referred to a minor error within the Programme Chart and confirmed that the consultation on the St Edmundsbury Borough Council Vision 2031 documents had commenced on 18 June 2013 and would continue into July 2013.</p> <p>The Working Group recommended to Cabinet that the Joint Local Development Scheme, attached as Appendix A to Report No LOP13/008, be approved for publication.</p>	RECOMMENDED
254	<p><u>CAMBRIDGESHIRE SUB-REGION STRATEGIC HOUSING MARKET ASSESSMENT TECHNICAL REPORT AND MEMORANDUM OF CO-OPERATION (REPORT NO LOP13/009)</u></p> <p>The Place Shaping Manager (FHDC) explained that the National Planning Policy Framework (NPPF) required local planning authorities to have a clear understanding of housing needs in the 'housing market area'. For Forest Heath District Council and St Edmundsbury Borough Council, the market area was the Cambridge Sub-Region, which comprised the Cambridgeshire districts and the West Suffolk local authorities.</p>	

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<p>The local authorities had worked together to update the Strategic Housing Market Assessment (SHMA) and, in particular, to produce a new Chapter 12 of the Assessment (Forecasts for home of all tenures). The latest chapter was attached as Appendix A to the report. Due to its historic and functional ties with Cambridgeshire, plus its own housing market area overlapping with the Cambridge Housing Market Area, Peterborough City Council had also collaborated on this work with the other local authorities.</p> <p>The latest SHMA identified the scale and mix of housing needed across the area by 2031 (and extending to 2036 for Huntingdonshire to meet its proposed local plan end date). The outcome of this work was that an additional 93,000 homes were forecast to be needed across the housing market area between 2011 and 2031. The evidence to support this figure was laid out within a Population, Housing and Employment Forecasts: Technical Report (attached as Appendix B to the report).</p> <p>In Forest Heath, 7,000 additional homes had been indicated between 2011 and 2013 (which equated to 350 dwellings per annum). This updated evidence, compared with the former East of England Plan requirements, amounted to a reduction in the overall housing need of 30 dwellings per annum.</p> <p>A Joint Cambridgeshire Member Group had met in May 2013, to consider the outcome of the work. At the request of the Chairman, the Place Shaping Manager (SEBC), outlined the discussions from that meeting. The Group had also recommended that local authorities in the housing market area signed up to a Memorandum of Co-operation (attached as Appendix C to the report), which demonstrated that each local authority had collaborated in assessing the future housing needs and agreeing the distribution of future housing. This would assist with the demonstration to a Planning Inspector, examining local plan documents, that local authorities had complied with the Duty to Co-operate under the requirements of the Localism Act 2011.</p> <p>Members referred to page 25 (page -247- of the agenda papers) of the Cambridgeshire Sub-region Strategic Housing Market Assessment (Appendix A), which provided a comparison of jobs and dwellings increase to 2031/2036. With regard to forest Heath, this was expressed to be:</p>	

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	<table border="0"> <tr> <td><u>Jobs change</u></td> <td><u>Dwellings Increase</u></td> <td><u>2031/2036</u></td> </tr> <tr> <td><u>2011 to 2031/</u></td> <td><u>2011 to 2031/2036</u></td> <td><u>Jobs to homes</u></td> </tr> <tr> <td><u>2036</u></td> <td></td> <td><u>ratio</u></td> </tr> <tr> <td>3,000</td> <td>7,000</td> <td>0.43</td> </tr> </table> <p>Some Members expressed concerns over the disparity of this ratio of jobs to homes for the District. Therefore, it was considered that the Working Group should defer consideration until it had been established as to why there was such a huge disparity between these figures.</p> <p>The Place Shaping Manager (FHDC) explained the methodology which had been used to reach these figures and also explained the risks associated with not endorsing this Assessment. However, if Members considered that the housing need was different to what was being proposed, then an alternative methodology to objectively assess the housing need would have to be sought. The development of this alternative methodology may also result in a delay in moving forward with the Core Strategy Single Issue Review.</p> <p>To take account of the concerns raised by Members, the Place Shaping Manager (FHDC) proposed that additional wording be included within Recommendation 1. of the report, for an additional note relating to population and job numbers to be produced for clarification.</p> <p>The Working Group recommended to Cabinet that:</p> <ol style="list-style-type: none"> 1. The content of the Strategic Housing Needs Assessment update (attached as Appendix A to Report No LOP13/009) and Population, Housing and Employment Forecasts: Technical Report (attached as Appendix B to Report No LOP13/009) be noted and that an additional note relating to population and job numbers be produced for clarification. 2. The District Council to agree to the position as set out in the Memorandum of Co-operation (attached as Appendix C to Report No LOP13/009), in line with the provisions of the Localism Act 2011 and the Duty to Co-operate. 	<u>Jobs change</u>	<u>Dwellings Increase</u>	<u>2031/2036</u>	<u>2011 to 2031/</u>	<u>2011 to 2031/2036</u>	<u>Jobs to homes</u>	<u>2036</u>		<u>ratio</u>	3,000	7,000	0.43	<p>RECOMMENDED</p> <p>RECOMMENDED</p>
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255	<p><u>SITE SPECIFIC ALLOCATIONS LOCAL PLAN PROGRAMME (REPORT NO LOP13/010)</u></p> <p>The Place Shaping Manager (FHDC) presented this report which explained that the Site Specific Allocations Plan must conform to the policies of the adopted Core</p>													

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	<p>Strategy, (as amended), including its Spatial Strategy, (Policy CS1), which defined a 'Settlement Hierarchy' and the need to allocate land new dwellings to 2031 in accordance with the emerging Core Strategy Single Issue Review – Housing Policy. The Local Plan must also be prepared with the objective of contributing to the achievement of sustainable development as defined by the NPPF.</p> <p>Work on the Local Plan carried out by the former Local Development Framework Working Group and Planning Committee up to April 2010 and prior to the High Court Challenge, identified sites 'preferred' for a range of uses for consultation purposes (the Site Specific Allocations 'Final Issues and Options' DPD). However, the consultation itself was held in abeyance pending the outcome of the Core Strategy High Court Challenge.</p> <p>It was considered that the Single Issue Review, (SIR), process, that was addressing the provisions of the High Court Order, was at a sufficiently advanced stage for work on the Site Allocations Local Plan document to recommence.</p> <p>The Site Specific Allocation Plan would need to allocate sites to meet the housing, employment, retail, leisure and other commercial development needs as evidenced and presented within the relevant policies of the Core Strategy, (2010), as amended, but it would also take account of more recent studies and evidence bases so that the Local Plan was 'up-to-date and relevant' and consequently NPPF compliant.</p> <p>The next stages of the Local Plan's preparation was summarised within paragraph 4.9 of the report, for the document to be adopted by the Council in July 2015.</p> <p>The content of the report, including the progress on the preparation of the Site Allocations Local Plan document, be noted.</p>	<p>NOTED</p>